



**Connells**

Shady Bower Close  
Salisbury



### Property Description

This spacious three bedroom top floor flat benefits from a 23' 1" x 23' 10" lounge/ dining room, outdoor space, sitting balcony with pleasant far reaching views. The property is situated within walking distance to Salisbury city centre offering a range of entertainment, shopping, cultural facilities and a direct train services to London Waterloo and Southampton.



## Entrance Hall

Doors to Lounge / Dining Room, Kitchen, Bedroom Two, Bedroom One, Bathroom, Cloakroom & Balcony

## Lounge / Dining Room

23' 1" max x 23' 10" max ( 7.04m max x 7.26m max )

Doors to balcony and bedroom three, dual aspect

## Kitchen

11' 5" x 10' 5" ( 3.48m x 3.17m )

Comprising wall and base units with work top over, single stainless steel sink drainer with mixer tap, integrated oven, gas hob with extractor over, space for washing machine and fridge freezer, rear aspect.

## Bedroom One

15' 9" x 11' 11" ( 4.80m x 3.63m )

Door to balcony, triple built in wardrobes, dual aspect

## Bedroom Two

9' 10" x 11' 5" ( 3.00m x 3.48m )

Double built in wardrobe, rear aspect

## Bedroom Three

6' x 7' 7" ( 1.83m x 2.31m )

Door to lounge /dining room, rear aspect

## Four Piece Bathroom

Comprising of a panel enclosed bath, shower cubicle, wash hand basin, WC.

## Cloakroom

Wash hand basin, WC, front aspect

## Outside

Two balconies, one accessed from lounge /diner, larger patio accessed from bedroom one. Larger patio provides entertaining space with pleasant far reaching views.

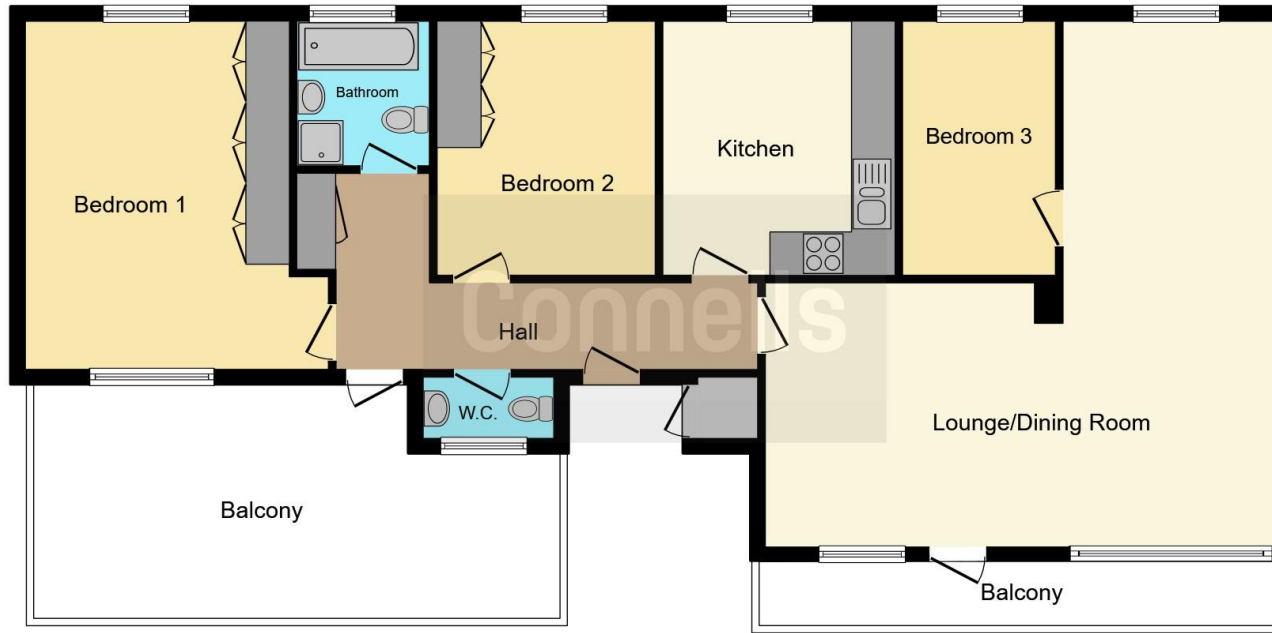
## Garage & Parking

Private garage and communal parking at the rear of the building.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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