

ESTATE AGENTS

**John Jeffery
of Salisbury**

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Residential Letting and Managing
Agents

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**A WELL LOCATED, LIGHT AND BRIGHT TWO BEDROOM FIRST
FLOOR FLAT IN MODERN PURPOSE-BUILT BLOCK WITH
ALLOCATED PARKING**



17 Flint Way, Harnham, Salisbury, Wiltshire, SP2 8FL

£219,950 Leasehold

These particulars are intended to give a fair description of the property. They do not however constitute an offer of contract. The vendor, his Agent John Jeffery of Salisbury and persons in their employ do not give any warranty whatsoever in relation to this property and all statements as to the property are made without responsibility. Any intending purchaser must satisfy himself as to the correctness of the particulars

17 FLINT WAY, HARNHAM, SALISBURY, WILTSHIRE, SP2 8FL

The Property:

This is a particularly bright, light and spacious, first floor flat in a modern, purpose-built block. The well proportioned and maintained accommodation comprises an entrance hall, living/dining room opening to a well fitted kitchen, two bedrooms and a modern bathroom with shower. The flat benefits from UPVC double glazing, gas fired central heating and an allocated parking space.

The Situation:

The building is situated in Rowbarrow, a sought after residential area on the Southern side of Salisbury conveniently located for access to the City Centre and Salisbury District Hospital. There are many local facilities including an M & S Simply Food, a Nisa local store, schools for all ages, churches, public houses, recreation areas and Salisbury Lawn Tennis Club. There is a bus stop nearby with a regular service to the City Centre which can also be easily accessed on foot. Salisbury itself has an excellent shopping centre and recreational facilities including the Playhouse Theatre, two multi-screen cinemas, the Arts Centre and Leisure Centre/Swimming Pool. The mainline railway station gives access to London (Waterloo) and the West Country.

VIEWING: Strictly by appointment with the Vendor's Sole Agents, John Jeffery of Salisbury Tel: (01722) 335337.

SERVICES: Mains electricity, gas, water and drainage are connected to the property.

COUNCIL TAX: The Local Authority has advised that the property falls within Band C and the charge for the year 2025/26 amounts to £2,350.54.

POSSESSION: Vacant possession upon completion of the sale. The Vendor is not in a chain

TENURE: The property is held on a 125 year Lease from January 2013. The ground rent amounts to £200 pa and the current service charge is £2,750.17 p.a. The Vendor is willing to contribute a sum of £1,000 pa for five years towards the cost of the service charge, subject to contract.

The property is approached from a short flight of steps to a canopied porch with a shared front door. Communal stairs lead up to the first floor with front door to:

ENTRANCE HALL: Entryphone; radiator; high level electricity consumer box; wall mounted Honeywell thermostat control; doors to both bedrooms and bathroom; door to:

LIVING/DINING ROOM: 4.69m x 3.96m (15'5"x 13'0")
Two UPVC double glazed windows to front elevation and one UPVC double glazed window to side; two radiators; opening to:

KITCHEN: 3.05m x 2.95m (10'0" x 9'08")
Window to rear elevation; fitted with extensive range of matching base and wall mounted units with wood effect work surfaces; inset one and a half bowl sink with drainer and mixer tap; built-in electric oven; four-ring gas hob with integrated extractor over; integrated washing machine; space for a full height fridge/freezer; tiled splash backs.

BEDROOM 1(F): 4.00m x 3.60m (13'01" x 11'10") plus deep recess with access to fitted wardrobes
Two UPVC double glazed windows to front elevation; radiator, deep recess with access to built-in wardrobes.

BEDROOM 2(R): 3.38m x 2.56m (11'01" x 8'05")
UPVC double glazed doors to rear elevation with Juliette balcony; radiator.

BATH ROOM: Obscure UPVC double glazed window to rear elevation; radiator; white bathroom suite comprising a panelled bath with shower; low level w.c.; pedestal wash hand basin; door to shelved airing cupboard with electric heater.

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OUTSIDE

To the rear of the property is a private parking area with an allocated parking space, communal residents' bicycle and bin area.

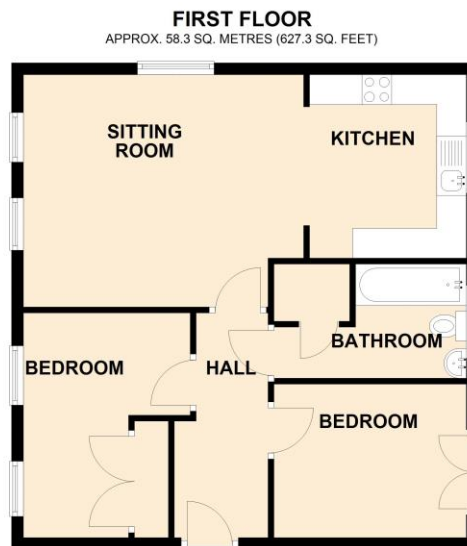
DIRECTIONS

Leave the City in a Southerly direction along Exeter Street proceeding straight over the roundabout into New Bridge Road. Towards the top of the hill take the left hand lane and at the traffic lights bear left into Downton Road. At the second set of traffic lights turn right into Rowbarrow taking the first left at the Nisa Store into The Crescent, take the next left into Rowbarrow Lane and follow this round into Flint Way where the property will be found across the green on the left hand side.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL AREA: APPROX. 58.3 SQ. METRES (627.3 SQ. FEET)

MORTGAGE SERVICES:

We will be happy to assist with your mortgage if required. Our mortgage advisors are able to offer personal, independent and confidential advice from various schemes currently available.

NOTE:

We would like to point out to potential buyers that these property details have been prepared as a general guide. The services, appliances and fittings have not been tested, and room sizes given should not be relied upon for carpets and furnishings.

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WWW.RIGHTMOVE.CO.UK**

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