



18 THAXTED, CAMPBELL ROAD, SALISBURY, WILTSHIRE, SP1 3BG

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



18 THAXTED, CAMPBELL ROAD, SALISBURY, WILTSHIRE, SP1 3BG
PRICE GUIDE £215,000

Enjoying far reaching views across the city of Salisbury and surrounding countryside, 18 Thaxted is a second floor loft apartment occupying a prime elevated position on the outskirts of the city centre.

This is a great opportunity to acquire a truly stunning loft apartment with amazing southerly views of the Cathedral, Salisbury city and the surrounding countryside within a private well managed building with its own residents association.



This second floor apartment occupying a prime elevated position on a desirable residential road, within walking distance of the city centre, is offered for sale in very good order throughout, is fully double glazed with new upvc windows, centrally heated (with new radiators), and benefits from excellent storage with access to a large roof loft.

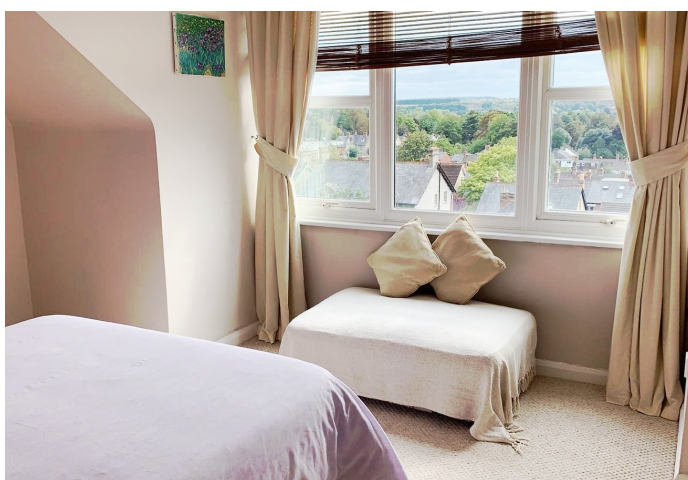
The property is light, airy and well planned offering a generous living room and a large double bedroom with expansive views of the Cathedral, a second double bedroom, a well appointed kitchen and a refurbished bathroom with power shower.

There is a well maintained communal landscaped garden which is residents only access via a private gravelled driveway. The property comes with a large covered car port with room for two cars and in addition there is visitor parking spaces.

18 Thaxted is offered for sale with no chain and vacant possession on completion.


Campbell Road is located on the northern side of the historic cathedral city of Salisbury within walking distance of the city centre. The sports/leisure facilities of Hudson's Field, Victoria Park and the Five Rivers Health and Wellbeing Centre are all nearby and there are a variety of good countryside walks within easy reach. There is a regular bus service into the city where there are extensive shopping facilities and social amenities, the Salisbury Playhouse, Arts Centre, cinema and a twice weekly market. Salisbury has a mainline rail station serving London (Waterloo) and the West Country. Salisbury has excellent road links to London (A303) Southampton (A36) and Bournemouth (A338).

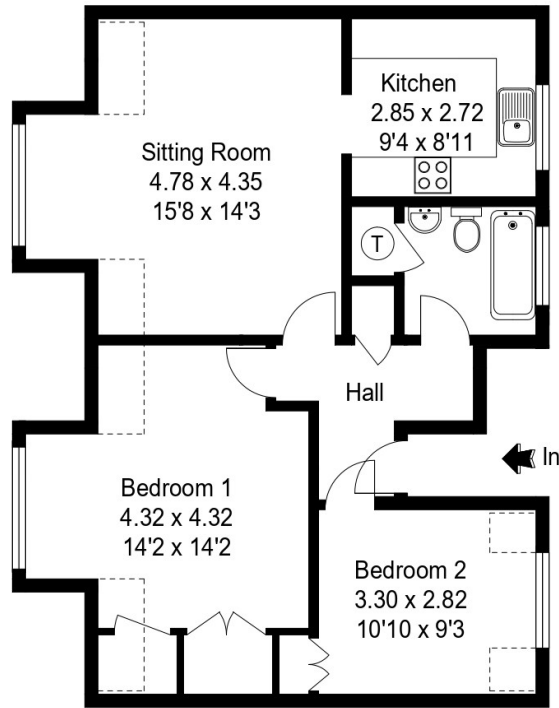
TENURE AND SERVICES: Tenure: Leasehold with the Residue of a 999 year Lease ending on 31 December 3015. The Freehold is owned by the Management Company with each Residents having an equal Share of the Freehold. Service Charge for the current year is £1,495.34 which includes the maintenance, repair and servicing of all common parts.



t 18, Thaxted, Campbell Road, Salisbury SP1 3BG

Approximate Gross Internal Area :- 60 sq m / 645 sq ft

 = Reduced headroom below 1.5 m / 5'0



Second Floor

PRODUCED FOR BAXTERS 2020

This illustration is for identification purposes only.
Not drawn to scale, unless stated.



DIRECTIONS: Proceed out of Salisbury along Castle Street to the Castle Road Roundabout. Take the third exit (A36) into Churchill Way North and proceed to the next roundabout (St Marks) and take the first exit left into Campbell Road leading to St Marks Avenue; turn immediately left into Campbell Road. Proceed for a short distance, Thaxted will be found on the left hand side. The entrance to number 18 Thaxted is to the left of the vehicle accessway. Sufficient parking is available on Campbell Road for the purposes of viewing.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref. 10575

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			