

Flat 2 Old Mill House  
Harnham







## A stylish one bedroom first floor apartment set in a notable Grade II listed house, located in Harnham

Flat 2, Old Mill House

Harnham, Salisbury, SP2 8LL

OIEO:

£185,000



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- One Bedroom Apartment
- Grade II Listed Period House
- Immaculate Condition
- Stylish Presentation
- Spacious Accommodation

- Period Features
- Outside Space
- Highly Sought After Location
- Share of Freehold
- No Onward Chain

### The Property

Stairs up from the ground floor main entrance lead to Flat 2, which is a fantastic 1 bedroom apartment with period proportions and features including coving, high skirting boards and sash windows. The property is presented in excellent order, and has been well styled by the present owner giving a modern meets traditional feel. The large double bedroom enjoys a light feel with its wonderful dual aspect, across the landing the sitting room has equally excellent light due to its large sash window. A modern bathroom and well appointed galley kitchen are both situated just off the sitting room, the kitchen features plenty of above and below counter units. The kitchen winds around to small utility area and the wonderful feature of a roof terrace, perfect for enjoying a Sunday morning coffee with the papers or perhaps an evening G&T.

### Location

Old Mill House is a notable Grade II listed house set in the heart of Harnham, located at the foot of the 'Town Path' which leads across Constables' water meadows to the edge of Salisbury's Medieval city centre and the iconic Cathedral Close. The property is just a stones throw away from Harnham Recreation Ground, Harnham Community Sports & Social Club and Harnham Infant & Junior School. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, multiple restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo.

**Services** - Mains electric, gas and drainage, Ofcom suggests good mobile signal from all major providers, and Ultrafast broadband is available

### Tenure

Leasehold

### EPC Rating

Exempt

### Outgoings

Council Tax Band: B

### Size

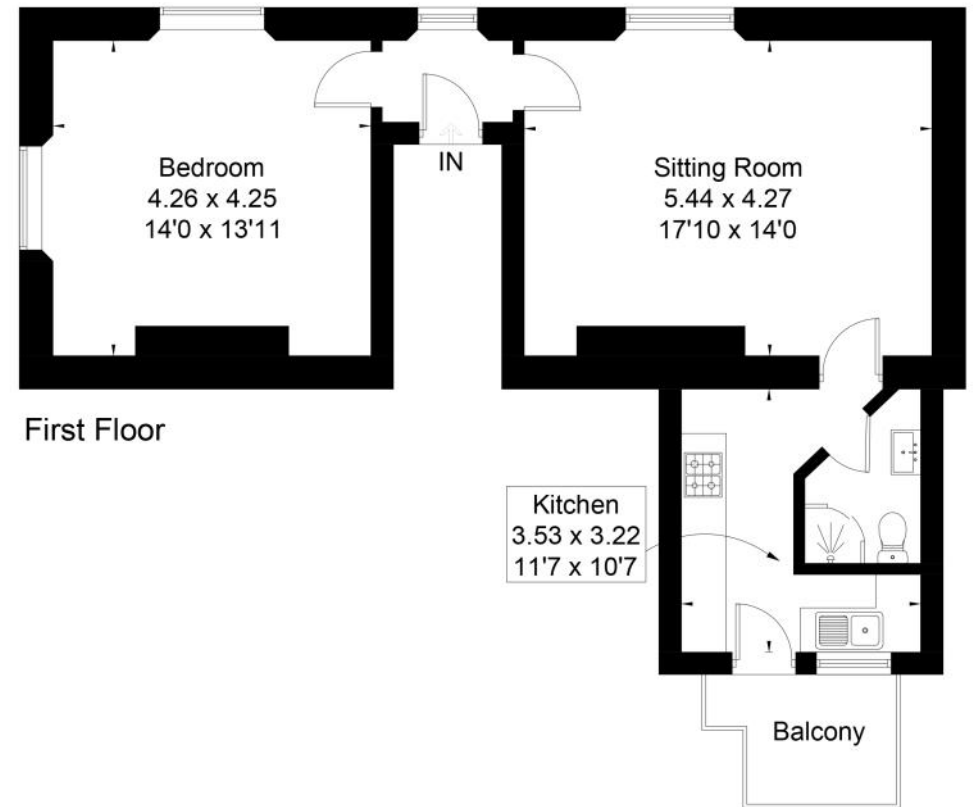
623 sqft







Approximate Area = 57.9 sq m / 623 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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