



FLAT 1, NIGHTINGALE HOUSE, CATHEDRAL VIEWS, CRANE BRIDGE ROAD,
SALISBURY SP2 7TW

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



1 NIGHTINGALE HOUSE, CATHEDRAL VIEWS, SALISBURY SP2 7TW

PRICE GUIDE: £425,000

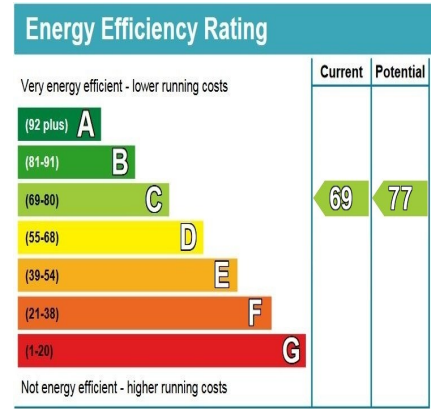
Cathedral Views is an exclusive, secure, gated community located at the heart of the cathedral city of Salisbury with level access to the city centre, railway station, the historic Cathedral Close and Elizabeth Gardens with its delightful walks along the river Avon and Nadder.

Nightingale House is a purpose built apartment building set within attractive grounds which border the River Avon. Number 1 is a ground floor garden flat with a private patio/terrace overlooking the gardens. It also has the benefit of a private numbered parking space conveniently located by the main entrance to the building and, more importantly, it has a dedicated mews garage.

This light and airy ground floor apartment is offered for sale in excellent order with accommodation comprising of a generous reception hall with storage cupboards, large living room/dining room, kitchen, two double bedrooms and two shower rooms; the current owner has had both shower rooms and the kitchen remodelled and refitted by Jones & Co of Salisbury. Central heating is provided via a mains gas fired boiler to radiators and the property is fully double glazed.

The main approach to Cathedral views is off Crane Bridge Road via a secure gated entrance, there is also a secure pedestrian access to Fisherton Street. The whole development is set within lovely communal grounds which include attractive mature gardens, residents allocated parking, visitors parking and mews garaging.

Number 1 Nightingale House is available for immediate occupation and is offered for sale with the residue of a 999 year lease dated 1997.

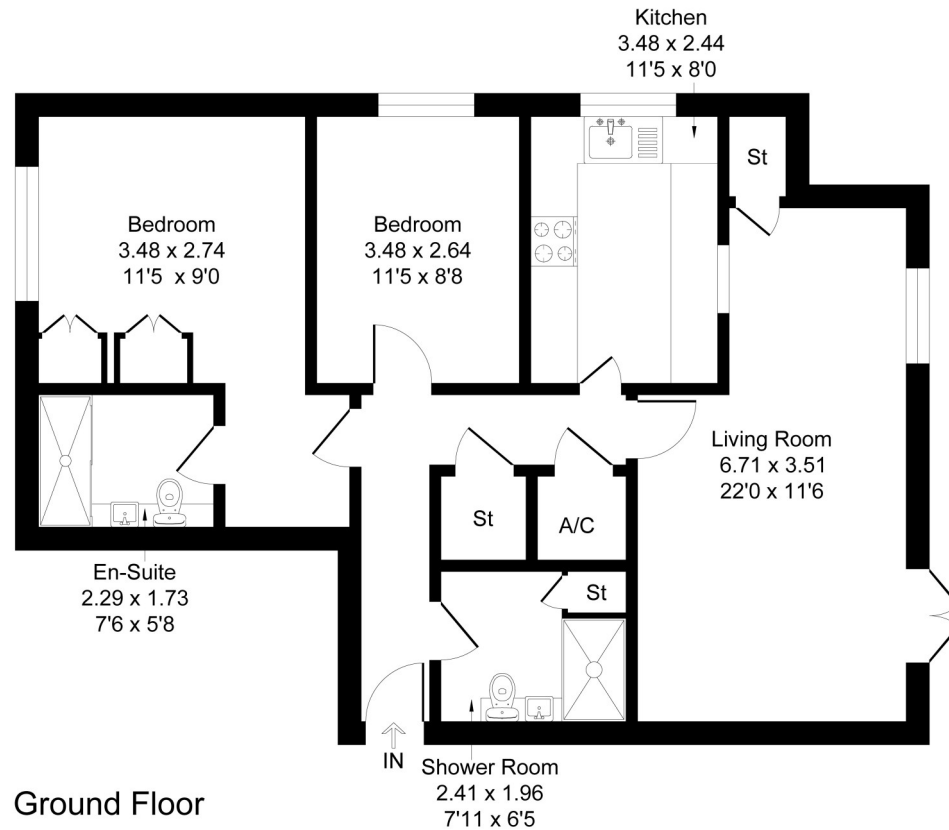


LOCATION: Nightingale House is located opposite Elizabeth Gardens in Salisbury city centre with its delightful walks around the Rivers Avon and Nadder. Within walking distance is Salisbury Cathedral, the High Street and the Market Square, with a variety of shops and supermarkets, leisure facilities including a cinema, playhouse, leisure centre and a wide variety of schools. The main line railway station with connections to London Waterloo (journey time 90 minutes) and the west country is also nearby. Salisbury has good road links to London (A303), Southampton (A36), and Bournemouth (A338).

DIRECTIONS: Access to the property is via the security gates on Crane Bridge Road. A parking space is to the left of the entrance as you approach Nightingale House. There are also a number of communal visitor parking spaces.

Flat 1, Nightingale House Cathedral Views Salisbury SP2 7TW

Approximate Gross Internal Floor Area = 77 sq m / 829 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Leasehold Residue of a 999 year lease dated from 1997. Local Authority: Wiltshire Council. Council Tax Band E : £3,394.83 for year 2026/2027. Ground Rent: £100.00 per annum. Service Charge: £2,955.00 per annum . All mains services connected. Mains Drainage. Gas Central Heating. Fully Double Glazed.

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: 10843