

7 Shady Bower Close, Salisbury, Wiltshire, SP1 2RQ

£195,000 Leasehold

About The Property

Offering stunning views over surrounding area and countryside, a well proportioned second floor apartment situated within a purpose-built block in this popular residential area. Large windows give plenty of light with a picture window from the double aspect sitting room onto the balcony which overlooks the well maintained communal gardens. There is also a single garage to the rear of the apartments. Double glazed windows are throughout and there is gas central heating by radiators. Recently redecorated and carpeted and so offered in very good condition and also offered with no onward chain.

The apartment is reached via a well-kept communal stairwell. The front door leads into a large entrance hallway which has useful storage cupboards. The sitting room has a double aspect, with a particular feature being the balcony from which there are stunning views. This leads through to a kitchen which has a good range of fitted units, built in oven, hob and extractor, space for washing machine and fridge-freezer and wall mounted Worcester gas fired boiler for heating and hot water. There are two good sized double bedrooms and a bathroom which has a white three piece suite.

The apartment is situated in Shady Bower Close which is a popular residential area on the eastern edge of Salisbury City centre. Shady Bower Close comprises three purpose-built blocks constructed in the 1960s. Number 7 is positioned within the left block, one of twenty-seven apartments set around attractive communal grounds. The development also offers parking areas to the rear and side. There is an excellent bus service which runs from directly outside the apartments into the City centre where there is a good range of business, entertainment and cultural facilities as well as a range of shops and supermarkets, playhouse and cinema and main line railway station with links to London Waterloo.

The Lease is 999 years from 9 September 1963. Service Charge Approx. £1,660 per annum. Ground rent of £20 per annum.

2 | 1 | 1 | 686.00 sq ft

- Superb Views
- Balcony
- Double Aspect Sitting Room
- Two Double Bedrooms
- Garage
- Walking Distance to City
- Gas Central Heating
- Double Glazing
- New Carpets
- No Onward Chain







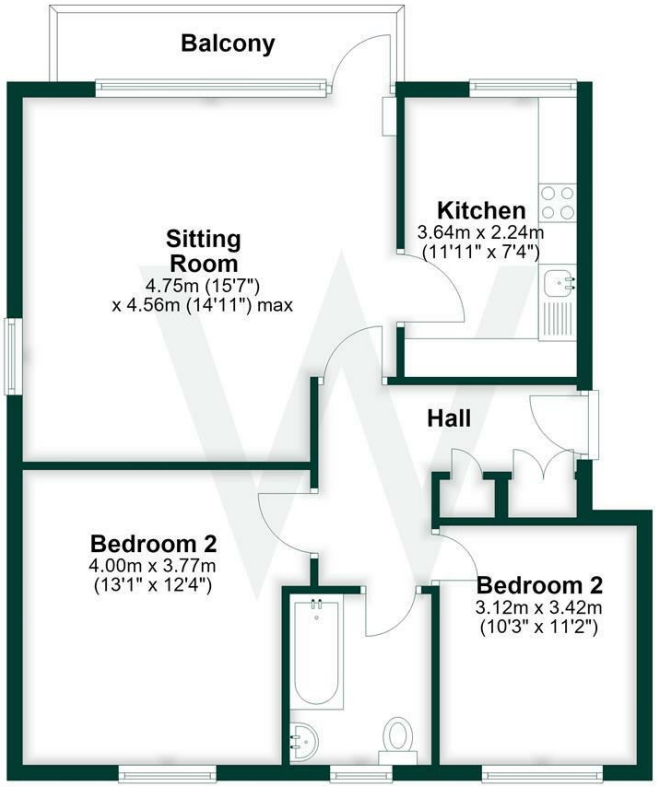








Floor Plan



Total area: approx. 63.7 sq. metres (686.0 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

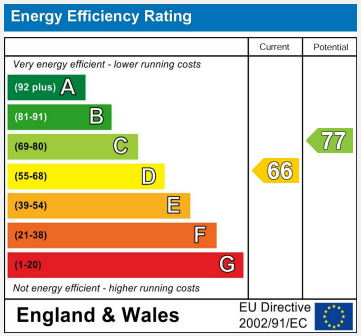
Tenure: Leasehold The Lease is 999 years from 9 September 1963. Service Charge Approx. £2,360 per annum. Ground rent of £20 per annum.

Services: All mains services are connected

Heating: Gas central heating by radiators

Directions: From our office in Castle Street proceed towards the city centre, bearing left into Blue Boar Row. Bear right into Brown Street before taking the first left at the traffic lights into Milford Street. Proceed under the flyover into Milford Hill and at the mini roundabout turn right. Continue into Shady Bower, through the pinch point and Shady Bower will be seen on the left hand side.

What3words:///teams.enhancement.budget



WHITES

01722 336 422
residential-sales@hwwhite.co.uk
Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP