

VENDITUM

RESIDENTIAL SALES

EST. 2004



3 Milford House Howarth Park

Salisbury, SP1 2FH

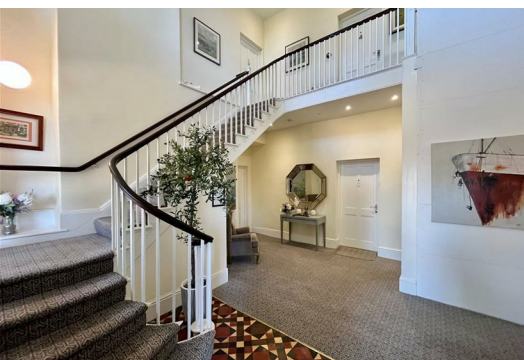
£550,000



A generous first floor apartment within a conversion of this attractive Grade II listed house. 3 Milford House is part of Howarth Park, a development close to Salisbury city centre. Converted in 2020 the property modernised to a high standard but retaining the proportions one would expect in a period home.

Accommodation comprises entrance hall, sitting room, kitchen/dining room with integral appliances, master bedroom with en-suite, generous second bedroom and bathroom, 3 Milford House also has a lovely roof terrace to enjoy the distant views over the grounds and city beyond. Other features include video phone entry, lift from the ground floor, garage and private parking.

Howarth Park is designed for independent over 55.s living and has numerous benefits including automated entry gates, on site estate manager, fully maintained grounds and communal areas.



Directions

Proceed to Milford Street following the road as it continues into Milford Hill. Turn left into Howarth Park following the access road to the right where Milford House can be found straight ahead.

Communal Entrance with Intercom

Communal Entrance Hall

An impressive and characterful space with original staircase and lift to first floor.

Entrance Hall

Entry phone, alarm controls, two radiators. Substantial cloak cupboard and door to roof terrace.

Sitting Room 16'4" x 12'1" (5m x 3.7m)

Sash window to front and side aspects, radiator, telephone and television points, coved ceiling.

Kitchen/Dining Room 17'10" x 16'4" max (5.45m x 5m max)

Wooden style flooring throughout. Kitchen area with contemporary shaker style wall and base units with quartz worksurface over. Inset induction hob with extractor hood over and oven under, integral dishwasher, fridge and freezer. Cupboard housing Ideal gas boiler, inset 1 ¼ bowl sink unit with mixer tap, window to rear aspect and ceiling spotlights. Dining area with doors to roof terrace, radiator and built in dresser style unit with shelving. Ceiling spotlights.

Master Bedroom 15'3" x 12'7" ext to 16'4" (4.65m x 3.85m ext to 5m)

Feature bay window to the rear aspect, built in triple wardrobes and bookcase, radiator and ceiling spotlights.

En-Suite – Quality white suite comprising concealed cistern WC, wall hung vanity basin and walk-in shower with thermostatic controls, rainfall head and hand held attachment. Tiled splashbacks and floor, obscure glazed window to rear, heated towel rail and ceiling spotlights.

Bedroom Two 14'3" x 12'5" (4.35m x 3.8m)

Window to front aspect with lovely views over communal grounds, built in triple wardrobe, radiator, television point and ceiling spotlight.

Bathroom

White suite comprising concealed cistern WC, wall hung vanity basin and panelled bath with shower over. Tiled splashbacks and floor, heated towel rail, ceiling spotlights and extractor fan.

Roof Terrace 18'10" x 14'11" (5.75m x 4.55m)

Providing lovely views over the grounds and city beyond. Composite decked floor and outside light.

Outside

Howarth Park has lovely mature communal grounds with a selection of mature trees including a hugely impressive Cedar of Lebanon. There are numerous planted area and borders as well as communal lawns. Screened bin store, outside lighting, visitors and residents parking.

Garage

Located a short distance from the property with up and over door with parking in front for one vehicle.

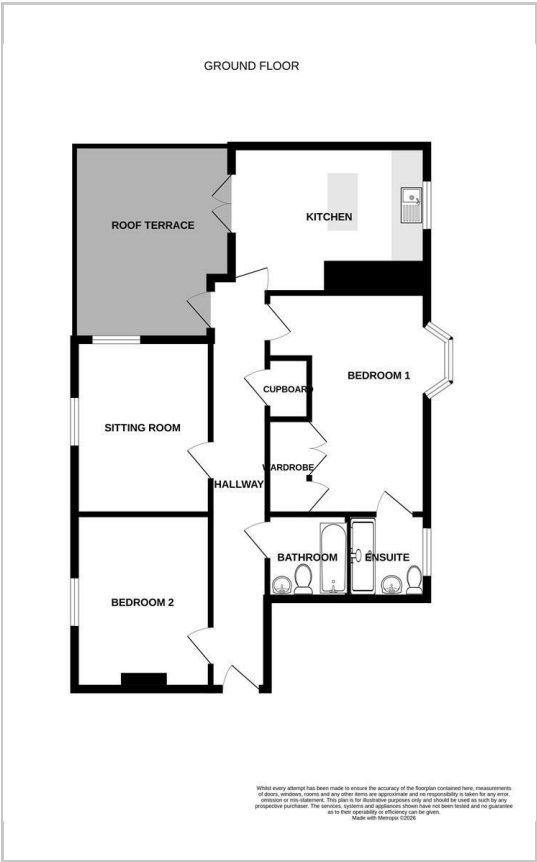
Agent's Note

Howarth Park is managed by Cognatum who have a proven track record for creating friendly and welcoming communities with on-site manager for day to day needs.

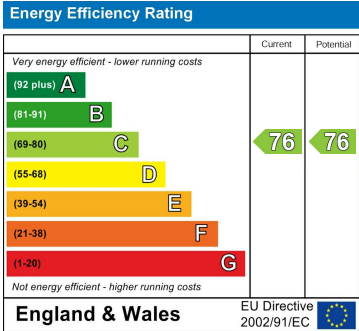
Area Map



Floor Plans



Energy Efficiency Graph



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