



## 14 Thaxted Flats Campbell Road

Salisbury, SP1 3BG

£215,000



A light and spacious apartment with panoramic views over Salisbury offered for sale in great condition. 14 Thaxted Flats is a well laid out and proportioned flat in this popular city location. The property has a long list of positive features including modern comprehensively fitted kitchen with integral appliances, contemporary bathroom, double glazing and gas heating. Outside the property benefits from a private 10m covered parking area for two vehicles comfortably. The stand out feature of this property is the panoramic view from the living room and kitchen over the city and Salisbury Cathedral to countryside beyond. Situated in this well managed purpose built development, Thaxted Flats has lovely communal gardens with drying area, and visitor parking. 14 Thaxted Flats also benefits from a particularly long lease, we understand a 999 year term from October 2019.



## Directions

Proceed to St Marks roundabout turning onto St Marks Avenue. Turn left into Campbell Road where Thaxted Flats can be found after a short time on your left.

## Communal Front Door

Entry phone.

## Communal Entrance Hall

Stairs to upper floors.

## Front Door to:

### Hallway

Full height cloak cupboard, radiator and entryphone.

### Sitting Room 17'0" x 9'10" (5.2m x 3m )

Double glazed picture window to rear with views. Radiator.

### Kitchen 10'4" x 5'6" (3.15m x 1.7m )

High gloss wall and base units with work surface over. Inset AEG induction hob with extractor hood over, low level double oven under. Integral fridge/freezer, dishwasher and washing machine. Concealed boiler. Inset sink unit with mixer tap and tiled splashbacks and tiled floor. Double glazed window to rear with views.

### Bedroom One 10'11" x 9'1" (3.35m x 2.77m )

Double glazed window to front, built in double wardrobe. Radiator.

### Bedroom Two 10'9" x 6'4" (3.3m x 1.95m )

Double glazed window to front. Radiator.

## Bathroom

White suite comprising panelled bath with mixer tap, concealed cistern WC and vanity basin. Tiled walls, heated towel rail, extractor fan. Full height double width airing cupboard.

## Outside

To the front of the building is a well tended lawn and flower beds. Bin store and vehicular access to parking.

To the rear of the building is a gravel parking/turning area for residents and visitors. Beyond is a lovely communal garden which is laid to lawn with a range of mature planting, steps down to drying areas. Enclosed by brick wall.

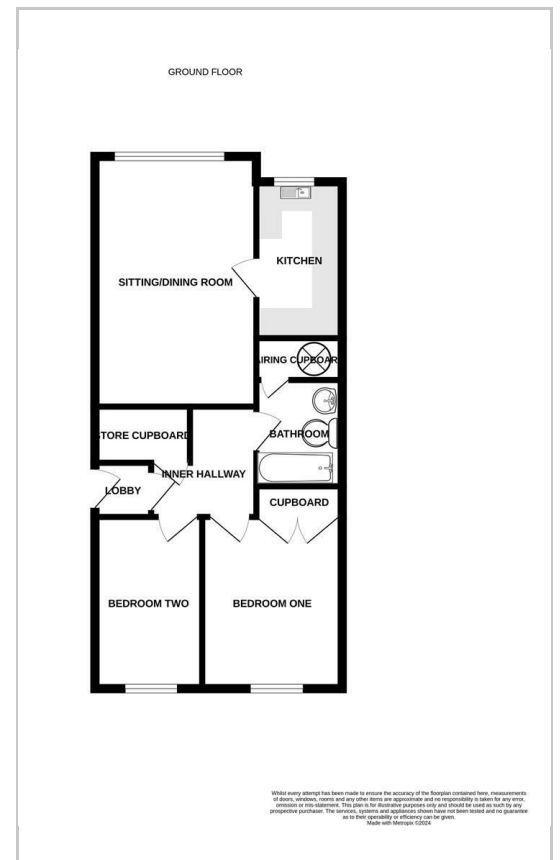
Covered Parking Area (10m x 2.6m)

Courtesy light.

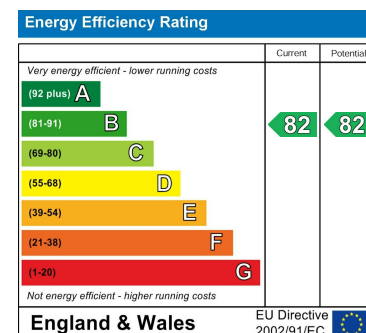
## Area Map



## Floor Plans



## Energy Efficiency Graph



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St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>