

VENDITUM

RESIDENTIAL SALES

EST. 2004



11 Shady Bower Close

Salisbury, SP1 2RQ

£197,500



A stylish first floor two bedroom apartment offering well proportioned and light accommodation, 11 Shady Bower Close is a very well presented property within this quiet development enjoying a private balcony overlooking well maintained communal gardens. The property is double glazed with modern kitchen and bathroom fittings, it also offers the huge benefit of residents parking and a garage. Situated in Shady Bower the location provides a lovely balance of a quiet location with easy access to all the city centre amenities. The property would provide a convenient and secure city base, an internal viewing is essential. Agents Note: The development is currently subject to a rolling programme of refurbishment works and improvements, the seller has pre-paid the full amount due for this property's contribution for these works.



Directions

Proceed to Milford Hill from Milford Street, at the mini roundabout bear to the right following the road past Fowlers Hill on your right hand side. Shady Bower Close can be found on your left hand side.

Communal Door to:

Communal Entrance

Stairs to upper floor.

Door to:

Entrance Hall

Generous area with two full height cloakroom cupboards. Door to:

Inner Hall

Internal window to living room electric heater.

Living Room 15'7" x 15'5" (4.75m x 4.7m)

Spacious room filled with natural light, double glazed picture window and door to balcony. Electric heater. Door to:

Kitchen 8'0" x 10'7" (2.45m x 3.25m)

Matching range of white gloss wall and base units with worksurface over. Inset stainless steel sink unit with mixer tap, tiled splashbacks, space for cooker, washing machine and fridge/freezer. Double glazed window to front aspect with lovely views over communal gardens.

Bedroom One 11'3" x 10'4" (3.45m x 3.15m)

Double glazed window to rear aspect. Electric heater.

Bedroom Two 13'5" x 11'11" (4.1m x 3.65m)

Double glazed window to rear aspect. Electric heater.

Bathroom

White suite comprising WC, pedestal basin and panelled bath with mixer tap/shower, tiled splashbacks, heated towel rail and obscure double glazed window.

Balcony

Lovely paved space with Southerly aspect overlooking the communal gardens. Enclosed by iron balustrading.

Outside

To the front of the building are attractive and well-maintained communal gardens with lawns interspersed with mature planting. Pathways lead to the side and rear of the buildings, to one side of the development is vehicular access to residents parking spaces and garages. Communal bins.

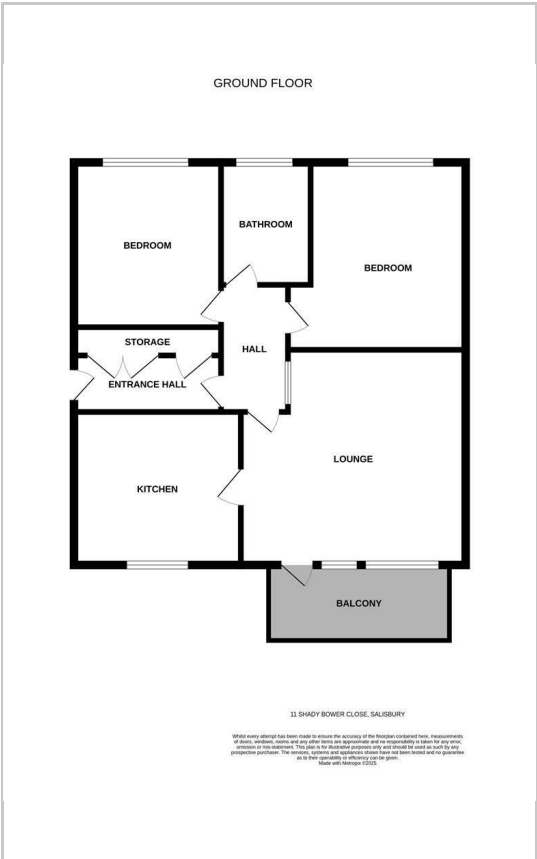
Garage (5.5m x 2.4m)

Up and over door. Numbered '14' at the far end of the block on the right hand side.

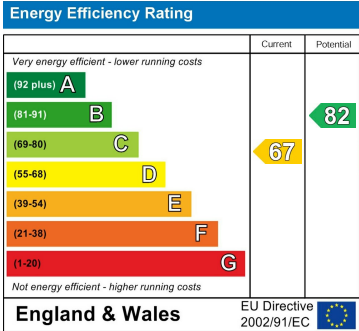
Area Map



Floor Plans



Energy Efficiency Graph



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