VENDITUM

RESIDENTIAL SALES

EST. 2004

6 Davies Road

Salisbury, SP4 6SF

£159,995

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A spacious and beautifully presented first floor apartment with the huge benefits of a private balcony and allocated parking space. 6 Davies Road is part of this small purpose built block within the very popular development of Longhedge. Built in 2017 the property has been beautifully maintained by its current owner and will be sold with the residue of the new build warranty. The spacious accommodation comprises entrance hall, open plan living room/kitchen, generous double bedroom and bathroom. Potential buyers will note the fantastic levels of storage throughout and the general specification and decorative condition are excellent. Longhedge is a lovely development on the Northern fringes of the city providing fantastic access to the city centre but also a great array of amenities on your doorstep

Directions
Proceed to the A345 Castle Road following the road straight over the park and ride roundabout. At the next roundabout take the second exit onto Rhodes Moorhouse Way. Proceed on Rhodes Moorhouse Way turning right as you pass the shops and the Old Sarum Care Home. The flat can be found on the corner with parking at the rear.

Communal Entrance

Communal Hallway
Well maintained space with noticeboard, stairs to upper floors and door to car park.

Entrance Hall
Entryphone, radiator, full height cloak storage cupboard and full height airing cupboard.

Open Plan Living Room/Kitchen 20'6" x 16'2" max (6.25m x 4.95m max)
Living Area – Double glazed doors to balcony, two radiators and media socket.
Kitchen Area – Matching range of gloss wall and base units with worksurface over. Inset ceramic hob with oven under and extractor hood. Space for fridge/freezer and washing machine, wall mounted Potterton gas boiler, stainless steel sink unit with mixer and double glazed window to rear aspect.

Bedroom 15'3" x 9'2" (4.65m x 2.8m)
Characterful room with angled wall, two double glazed windows to front aspect, radiator and media socket.

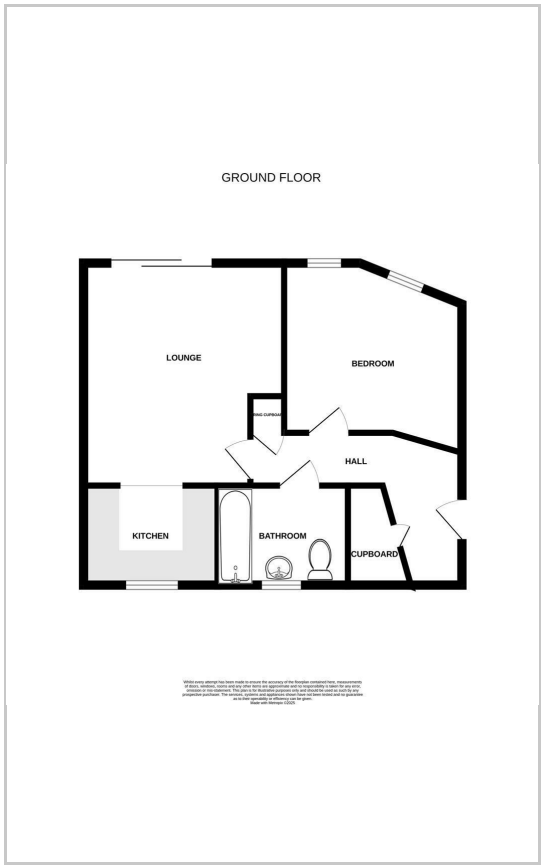
Bathroom
White suite comprising WC, pedestal basin and panelled bath with mixer tap/shower over. Tiled splashbacks, heated towel rail, extractor fan and obscure double glazed window to rear aspect.

Balcony
Lovely area with glazed balustrading. Courtesy light.

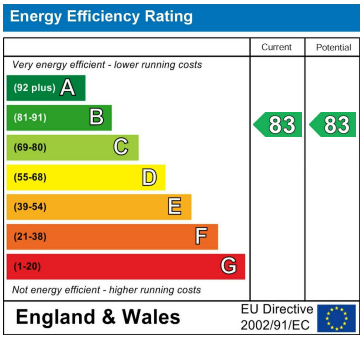
Outside
The building is surrounded by a lovely array of planting. Private driveway leads to the brick paved parking area with an allocated space for each property.

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