



18 Harnleigh Green, Harnham Road, Salisbury, Wiltshire, SP2  
8JN

Jordan &  
Mason



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£225,000 Leasehold

### Brief Property Description

The property is situated within a convenient and highly desirable modern development which is situated on the banks of the River Avon and has wonderful views across the water meadows towards Salisbury Cathedral. The apartment is situated at the rear of the development and takes full advantage of this view from the main reception room and bedroom. This is further complemented by a generous balcony which makes for an ideal outside sitting area. Set within well-maintained grounds that have the benefit of a resident caretaker, the convenience of the development and its edge of city position are suited to those requiring city centre living yet with a more tranquil setting. Available nearby and through membership of Salisbury and District Angling club, there is quality fly-fishing for wild brown trout and grayling on the river Avon and its tributaries Wylde, Nadder, Ebble and Bourne in Wiltshire. Internally the property is well decorated and there is a generous main reception room which is arranged as a sitting room/dining room with the benefit of the balcony. This leads into a fitted kitchen and on the opposite side of the property there is a generous double bedroom. There is ample room to create built-in ward and access across the hallway to the well fitted bathroom.

### The Location and nearby Facilities

The development can be found only a short distance from Salisbury city centre in the district of Harnham which itself supports an excellent choice of local amenities and is within walking distance of 'The Old Mill' and the 'Town Path' and other local amenities. A bus stop is situated to the front of the development giving public transport to Salisbury city centre. This development is well suited to prospective purchasers who require convenient living without the hassle of city centre living. There are outstanding views across the water meadows to Salisbury Cathedral and the development itself banks the River Avon.

**Sitting Room/ Dining Room** 17' 11" x 15' 6" (5.47m x 4.73m)

**Kitchen/Breakfast Room** 11' 9" x 8' 6" (3.58m x 2.58m)

**Bedroom** 15' 5" x 10' 11" (4.70m x 3.34m)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Postcode:**  
SP2 8JN

**Harnleigh Green, Flat 18, 80,  
Harnham Road, Salisbury, Wiltshire**  
Approximate Gross Internal Area  
59 Sq M/636 Sq Ft



**Directional note:**

Leave Salisbury city centre via Exeter Street and continue along this road to Exeter Street roundabout. Take the second exit into Newbridge Road and continue along this road for a quarter of mile to the traffic lights. Move into the right-hand lane and follow the road around to the right, as signposted Harnham. Continue along this road turning right into Harnleigh Green/ Harnham Croft. This is a short distance after The Riverside Hotel.

**Council Tax Band:** C

**Tenure:** Leasehold

**Lease:** 175 years from 1984

**Ground rent:** £104.00PA

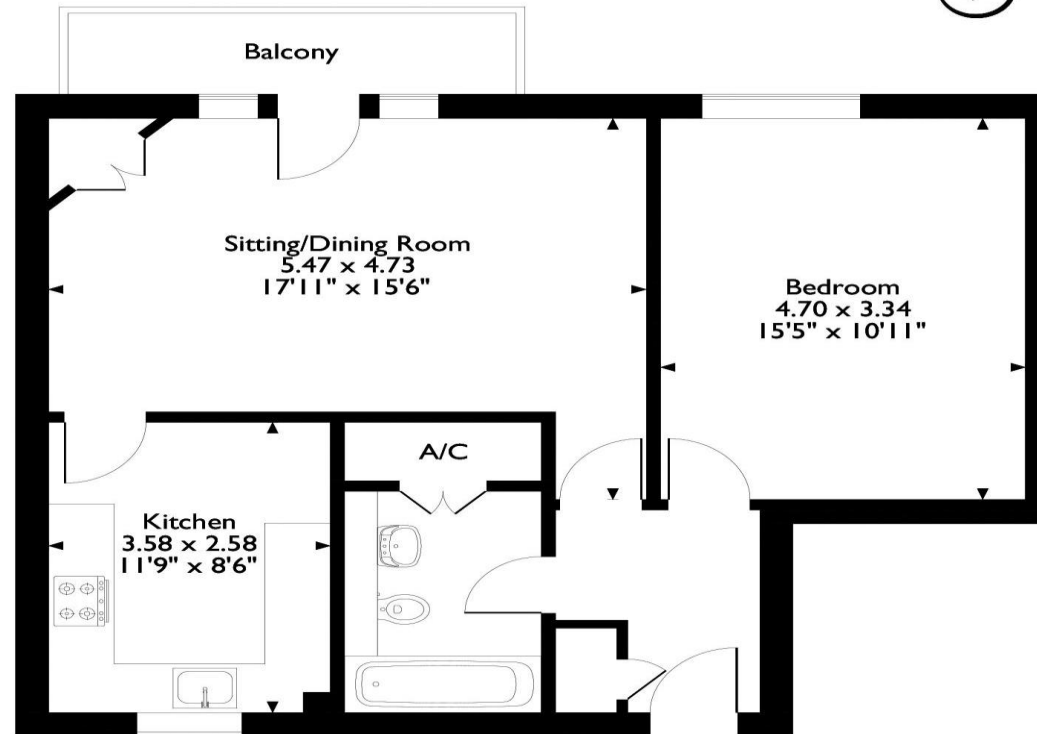
**Maintenance Charge:** £2200.00

**Property reference:**

00002557

**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999



**First Floor Apartment**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Jordan & Mason**  
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**Here to help....**

Local agent: Kyla Scougall  
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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)