

The Penthouse, Flat 10, Hadleigh Court Shady Bower, Salisbury, Wiltshire, SP1 2RJ

£267,500 Leasehold

About The Property

The property is an exceptional, refurbished top (fourth) floor penthouse apartment offering 1500 square feet of generous open plan living space which is offered with no onward chain.

Situated in the sought after Shady Bower area of the city and within close proximity of the city centre, the apartment offers stylish accommodation with the benefit of far reaching outlooks on two aspects. A particular feature of the property is the private roof terrace, most of which enjoys an easterly aspect with views across Laverstock. With three bedrooms, this property would suit a variety of buyers and needs, and a viewing is advised in order to fully appreciate everything this property offers.

Accessed via a communal entrance and staircase, the property occupies the entire top floor of this four storey building, therefore offering an exceptional degree of privacy. The accommodation comprises a large private entrance hallway with a utility room that has a sink, work surface and space/plumbing for a washing machine.

The stunning reception room is a particular feature of the property, offering both living and dining space with a newly fitted kitchen and central island. Integrated aoppliances include electric oven, microwave and fridge/freezer with a hob and a flush down draft worktop extractor fan on the island unit The kitchen offers ample storage with attractive work surfaces over and the room enjoys far reaching southerly views to the front.

Glazed doors lead in to a further reception area that could be used for dining and this accesses the roof terrace which is a great entertaining space, again with far reaching views.

There are three bedrooms with the main double bedroom having a double aspect and two of the bedrooms have fitted wardrobes. There is a cloakroom and a separate bathroom which has a rainfall shower over the bath, a tiled floor and part timber panelled walls.

The property benefits from PVCu double glazing throughout, gas central heating and internal oak veneer doors The entire apartment has been redecorated and new carpets and flooring have been installed throughout.

The building is approached via a communal car parking area with spaces being allocated on a first come, first served, basis and there is a single garage to the rear (second from the left underneath The Coach House) with front and rear communal gardens.

Hadleigh Court lies within the Shady Bower area of Salisbury which is one of Salisburys most sought after locations. It lies approximately half a mile from the city centre which has an excellent range of educational, leisure and shopping amenities including a mainline railway station serving London Waterloo.

3 | 1 | 1 | 1507.80 sq ft

- Top floor penthouse apartment
- Newly refurbished throughout
- Large open plan living space
- Roof terrace with far reaching views on two sides
- Newly fitted kitchen with integrated appliances
- Utility room, bathroom and separate WC
- Three bedrooms
- Single garage, parking and communal garden areas
- PVCu DG and gas CH
- No onward chain



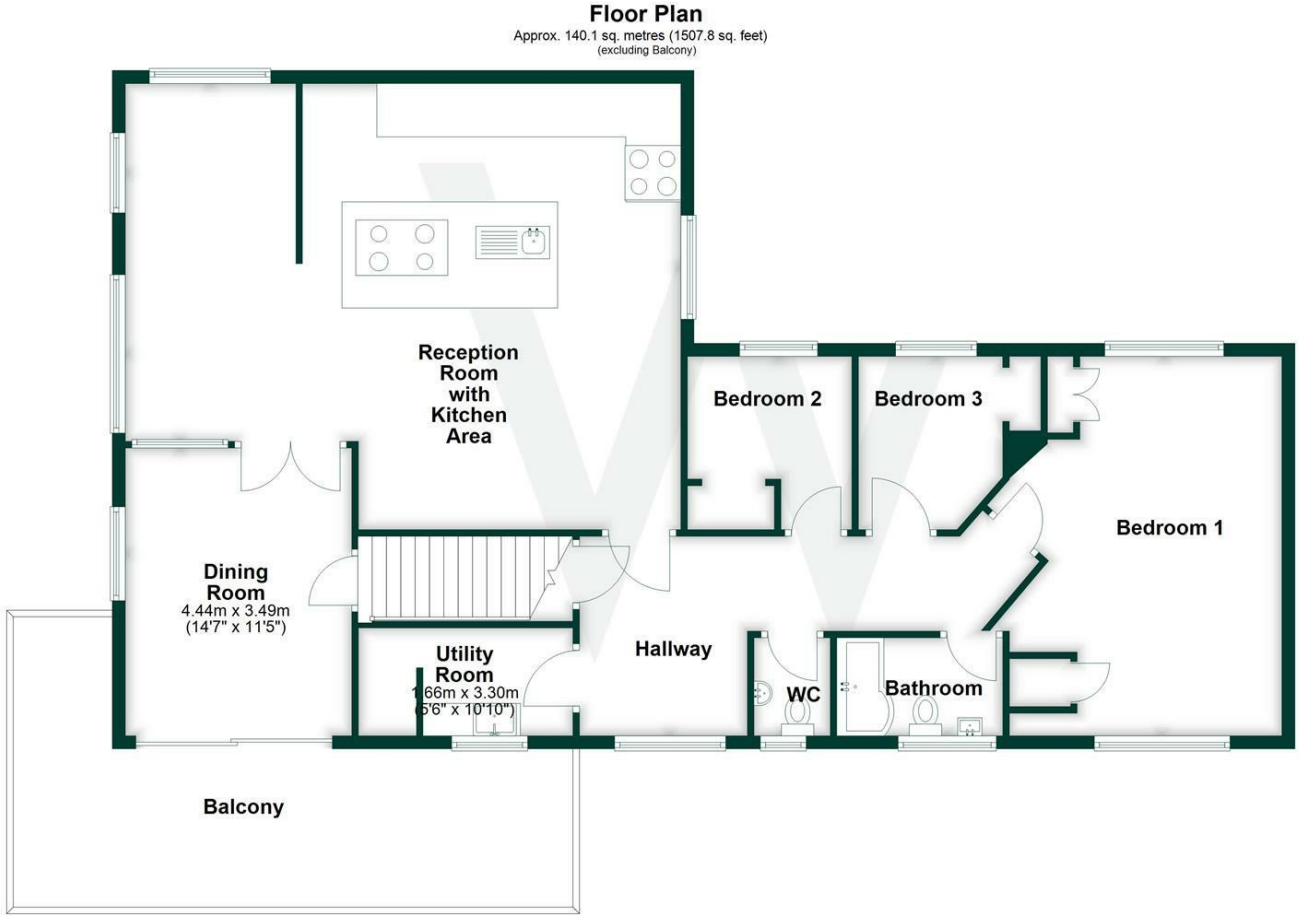












Total area: approx. 140.1 sq. metres (1507.8 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: D - £2777.59 (2026/2027)

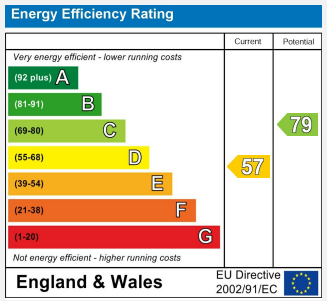
Tenure: Leasehold. There is a brand new 175 year lease from 2026. Service charge is approximately £1000 per annum.

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Directions: From our office in Castle Street proceed towards the city centre, bearing left into Blue Boar Row. Bear right into Brown Street before taking the first left at the traffic lights into Milford Street. Proceed under the flyover into Milford Hill and at the mini roundabout turn right. Continue into Shady Bower, through the pinch point and Hadleigh Court can be found towards the end on the left hand side.

What3words:///reduce.expand.piano



WHITES

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