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WHITES

40 Hill Road, Laverstock, Salisbury, SP1 1RW

£1,100 Per Month



## About The Property

A spacious two-bedroom, first-floor flat located in a popular development in Laverstock. The property comprises a well-proportioned entrance hall with a staircase leading up to a U-shaped landing. At one end of the flat, there are two well-sized double bedrooms, with the primary bedroom featuring an ensuite bathroom equipped with a shower.

Continuing through the property, there's a large cupboard on the landing that provides additional storage, as well as a sizable bathroom with a thermostatic shower over the bath. At the far end of the flat, you will find a large lounge/diner with double doors leading out to a good-sized balcony.

The kitchen is fitted with a four-ring gas hob, an electric fan oven, and has space for both a washing machine and a dishwasher, along with additional space for a full-sized fridge freezer. The property is heated via gas and is offered unfurnished on a long-term basis.

Laverstock is a historic village which is just 10 minutes from the cathedral city of Salisbury and all it has to offer. It's close to both the A36 and A30, so has excellent accessibility.

The village itself is on the edge of the South Downs National Park and there are panoramic views from Laverstock Down across to Salisbury and the Cathedral.

Although it's a quiet village with a stunning backdrop, there are plenty of facilities and a strong sense of community. There's a village shop for essentials and a parish hall that hosts all kinds of events and activities, from Tai Chi, country and western dancing, exercise and art classes to cubs, scouts, beavers, toddler groups and a Mother's Union.

The Hampton Park Pavilion hosts cricket and there's a football stadium too.

There are three schools: Laverstock St Andrews C Of E School; Wyvern St Edmund's Girl's Academy and St. Joseph's RC School.



- Two double bedrooms
- Two bathrooms
- Modern fixtures and fittings
- Balcony
- Allocated parking space
- Long term let
- Gas central heating
- Unfurnished







## Further Information

Let available date: 9th February 2026  
NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Flat

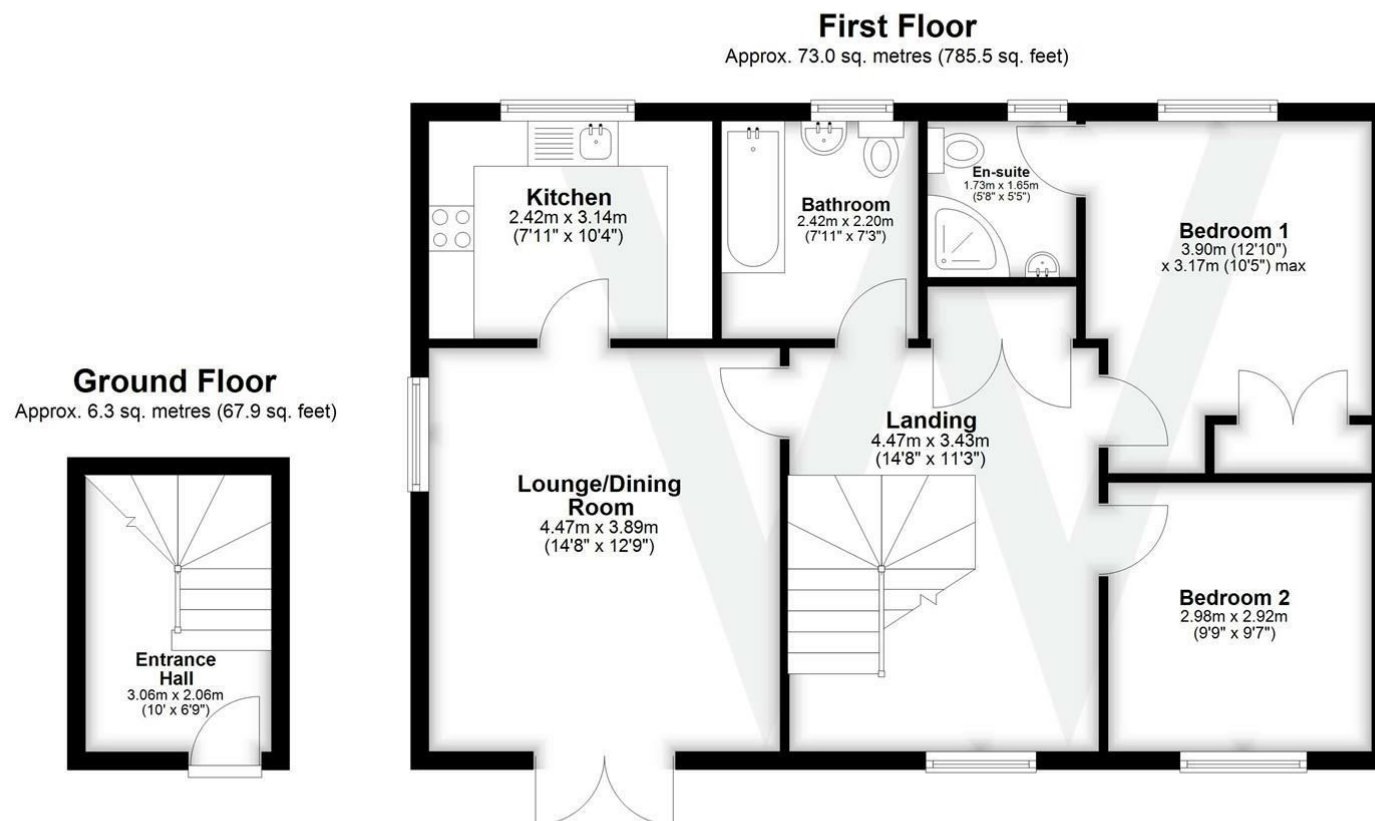
Furnish type: Unfurnished

Deposit: £1,265

Local authority: Wiltshire

Council Tax: Band C

EPC: C(80)



Total area: approx. 79.3 sq. metres (853.3 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 