



10 Armstrong House, Bridgwater Close, Harnham, Salisbury, Wiltshire, SP2 8PE

£215,000 Leasehold

## About The Property

The property is a purpose built apartment situated on the ground floor and located at the end of a popular development in the popular suburb of Hamham, on the southern outskirts of the city.

The apartment is in excellent order throughout having been considerably updated by the present owner. Improvements include a newly installed kitchen that has a range of integrated appliances, a new bathroom which has a four piece suite, a new gas boiler for the central heating system and it has been attractively recarpeted and redecorated throughout. The layout has also been improved with the creation of an open plan kitchen area and the addition of a utility cupboard.

The accommodation comprises a communal entrance hallway which is accessed via an entrance intercom system. The spacious private hallway could be used as a study area and there is a useful storage cupboard with shelving and a hanging rail as well as a utility cupboard which houses a washing machine and tumble dryer. The sitting room has a double aspect with French doors and a Juliette balcony and this room extends through to the kitchen area. This has an integrated electric oven and grill, dishwasher, four ring hob and a fridge/freezer, all of which are Bosch. There is a breakfast bar and a cupboard housing the gas boiler.

The bathroom has a white four piece suite. The shower has a rainfall style shower, two storage drawers under the sink and attractive flooring and splashbacks. There are also two good size bedrooms. The property has PVCu double glazing and inset spotlights throughout and a covered allocated parking space conveniently located next to the flat. Residents also benefit from a secure communal bin store, a lockable bike storage area, and well-maintained communal gardens located at the rear of the building together with visitor car spaces.

Armstrong House lies at the end of a popular residential development with nearby country walks being easily accessible. Hamham has local shops whilst Salisbury city centre lies approximately two miles away and offers an excellent range of amenities



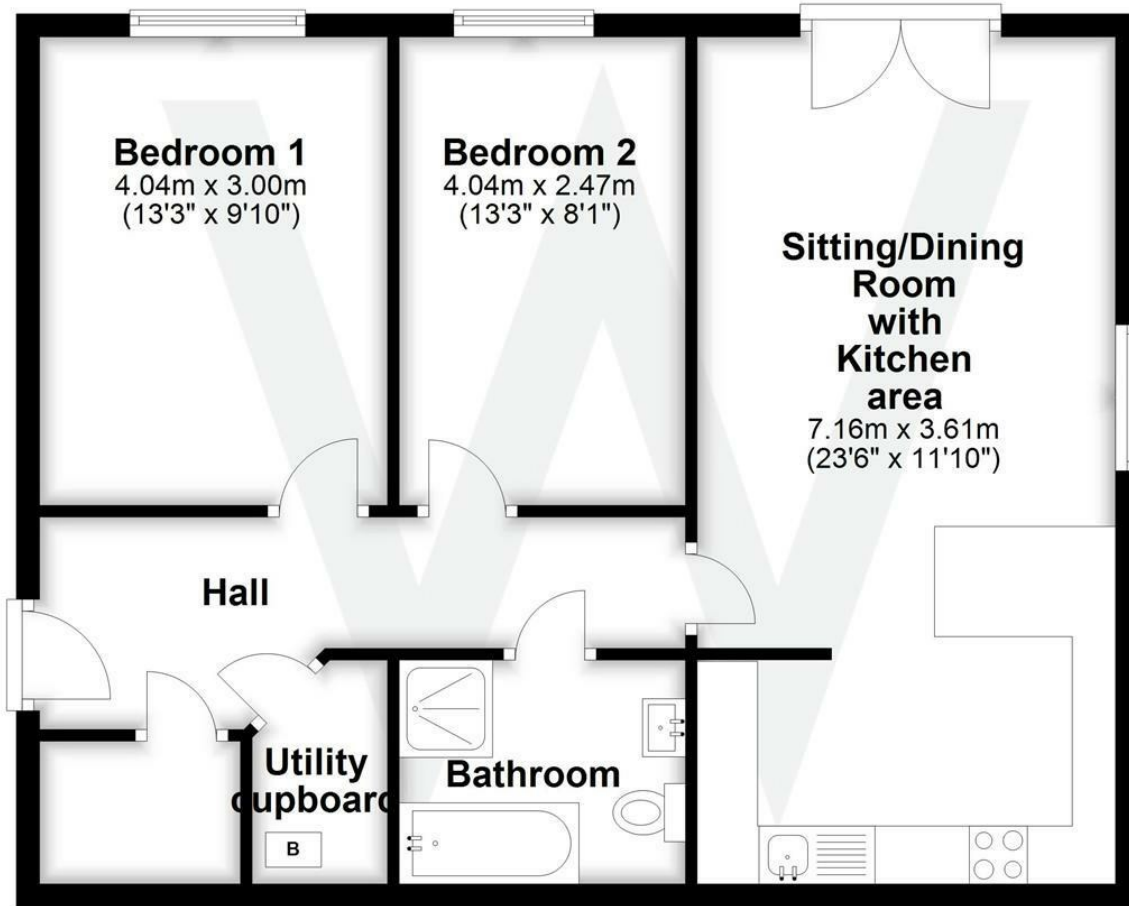
- Ground floor apartment
- Superb order throughout - recently refurbished
- Two bedrooms
- Open plan sitting room and kitchen
- Bathroom
- Utility cupboard
- PVCu DG and gas CH
- Covered parking space
- Popular location
- Communal garden





## Floor Plan

Approx. 58.4 sq. metres (629.0 sq. feet)



Total area: approx. 58.4 sq. metres (629.0 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Leasehold : 125 years from 2005

Ground Rent : £125 per annum

Service Charge : TBA

Services : All mains services are connected to the property.

Heating: Gas central heating.

Tenure: Leasehold - 125 year with 105 remaining. Ground rent £125pa. Service charge approximately £1900 per annum.

Directions : Leave Salisbury via Exeter Street and at the roundabout continue forwards into Newbridge Road. After the first set of traffic lights bear right into Hamham and proceed along Hamham Road for approximately half a mile. Turn left into Wellworthy Drive and proceed to the top of the development where Armstrong House can be found. The communal entrance door can be found on the right hand side of the building.

What3Words : ///relay.laser.inches

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 79                      | 79        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |