



W  
WHITES

13 Thaxted, 46 Campbell Road, Salisbury, Wilts, SP1 3BG

£165,000 Leasehold

## About The Property

The property comprises a first floor, one bedroom purpose-built flat which is offered to the market with no onward chain.

There is an intercom entryphone system into the property and a useful storage shed near the communal front door. There is a communal entrance hallway with stairs leading to the first floor. The property comprises an entrance hallway and a sitting/dining room which has excellent far-reaching southerly views across the city, space for a table and chairs and a storage cupboard. The kitchen has an excellent range of base and wall units, an electric oven and again there are far reaching views across the city.

There is a double bedroom with a double built-in wardrobe and the bathroom has a white four piece suite with a cupboard under the basin. The property also benefits from PVCu double glazing and gas fired central heating.

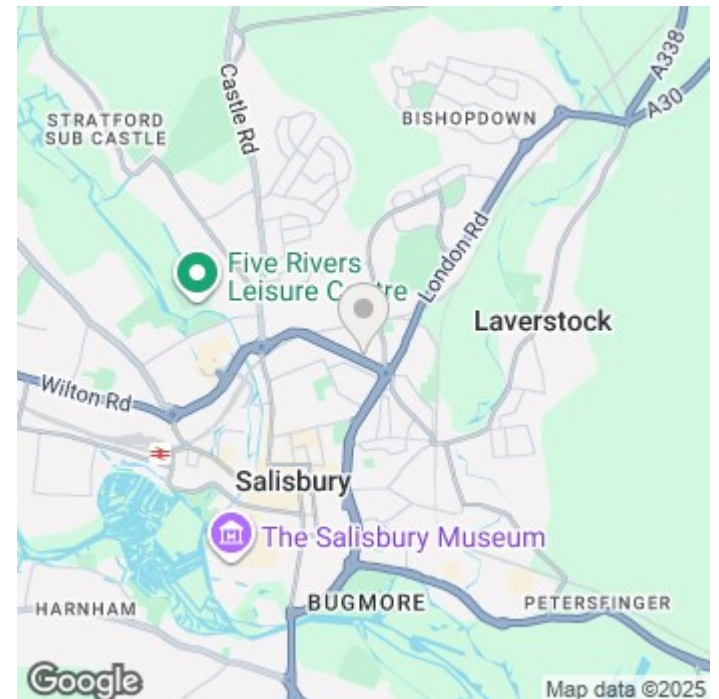
To the rear is a gravelled car park where there is a large parking/turning area and a covered allocated parking space in addition to visitor spaces and communal gardens and drying areas. The gardens are landscaped and well maintained with an area of lawn interspersed with mature planting. The rental potential for the flat is £850 pcm.

Campbell Road is a no through road that lies just outside the ring road on the edge of the city which has an excellent range of amenities including a mainline railway station serving London Waterloo.

- First floor apartment
- One bedroom
- Sitting/dining room with far reaching elevated views
- Kitchen
- Bathroom
- PVCu DG and gas CH
- Covered allocated parking space
- Communal gardens
- No chain
- Popular location



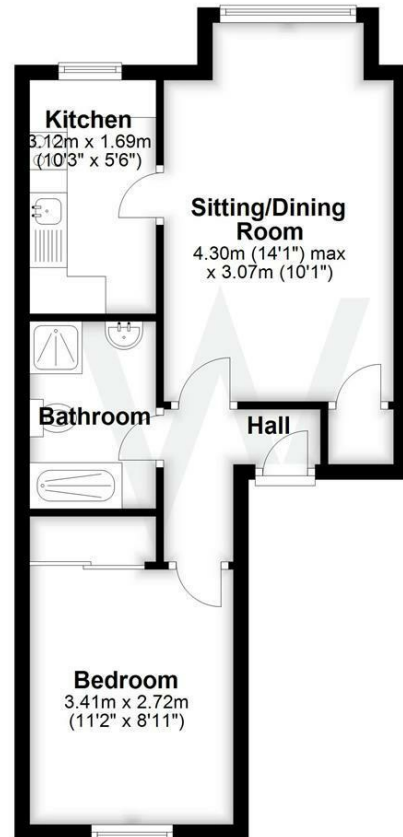
426.10 sq ft





### Floor Plan

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 39.6 sq. metres (426.1 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: B - £ (2025/2026)

Services: All mains services connected to the property.

Heating: Gas central heating.

Tenure: Leasehold with share of freehold. 999 year lease from 2016. Service charge £1301.28 per annum.

Directions: Leave our office in Salisbury and proceed away from the city centre, turning right at the Castle Street roundabout. At St Mark's roundabout, take the first left into St Mark's Avenue and the first left into Campbell Road. Continue along here and the property will be found on the left hand side.

What3words: ///carbon.slower.action

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |