



THE CRESCENT, WILTSHIRE, SP28FD
£170,000 LEASEHOLD

Winkworth



THE CRESCENT, WILTSHIRE, SP28FD

Modern and well-presented one-bedroom first-floor apartment in a popular Harnham location, with the benefit of allocated parking.

The property is approached from the front, where steps lead to the main entrance and communal entrance hall. From here, stairs rise to the first floor, with the front door opening into a welcoming hallway. There is space for coats and shoes, together with two useful storage cupboards providing additional storage and setting the tone for the well-proportioned accommodation.

The double bedroom enjoys an outlook over the communal grounds to the front and benefits from an built-in wardrobe. Opposite is the well-appointed modern bathroom, fitted with a matching white suite and an electric shower over the bath.

Positioned at the end of the hallway, the generous sitting/dining room is a particular highlight, providing an excellent space for both relaxation and entertaining. The room extends through to the kitchen, which is thoughtfully arranged with a practical layout and further enhanced by triple-aspect windows, allowing an abundance of natural light to fill this area of the home.

Further features include gas central heating and double glazing throughout, ensuring comfort and efficiency. Externally, the property is set within attractive and well-maintained communal grounds, creating a peaceful and established environment. The property also benefits from an allocated parking space and use of a communal bicycle storage shed.

Presented in exceptionally good order throughout, this well-presented home represents an excellent opportunity for those seeking a conveniently located property within easy reach of Harnham, Salisbury Hospital and Salisbury city centre.

AT A GLANCE

Kitchen

Lounge/diner

Double bedroom

Bathroom

Off road car parking space

Communal grounds

Ground rent £120.00pa

Maintenance charge £1703.74 pa

83 years remaining



LOCATION

Harnham, the much-favoured suburb on the south western side of Salisbury.

Salisbury city centre is within easy reach and offers an appealing blend of historic character and modern convenience. The city is renowned for its magnificent cathedral, twice-weekly Charter Market, independent boutiques, cafés, restaurants, and the popular Old George Mall, creating a vibrant yet relaxed atmosphere. Cultural and leisure facilities include the highly regarded Salisbury Playhouse, cinemas, leisure centres, and a variety of sports clubs, all contributing to the city's strong sense of community. For commuters, Salisbury's mainline railway station offers direct services to London Waterloo in approximately 90 minutes. The city also enjoys excellent road connections via the A36 and nearby A303, providing convenient access to the M3, London, the South Coast, Bath, Winchester, Southampton, and the West Country.

DIRECTIONS

What3Words-hill.rugs.humans

Leave the city centre on the one-way system via Brown Street and turn left at the T junction, opposite the St. Anns cathedral gate, onto Exeter Street. At the roundabout continue straight over into New Bridge Road. Continue to the traffic light gyratory keeping left onto the A338 Downton Road. Pass through the traffic lights just after the BP/M&S petrol station continue to the next set of traffic lights and turn right into Rowbarrow take the second turning onto Woodland Rise then at the T junction turn right and the property can be found on the left-hand side.

EPC Band C

Council Tax Band

Gas central heating and double glazing

Mains electric and mains drainage

Superfast broadband available.

EE good outside, variable inside.

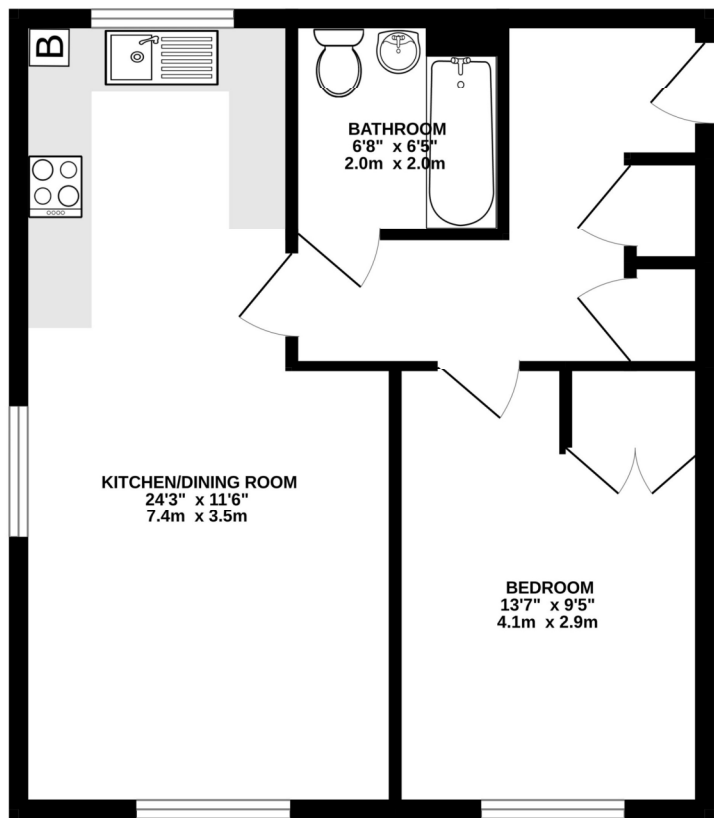
O2 good outside, variable inside.

Three good outside, variable inside.

Vodafone good outside, limited inside.



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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