



1 HAZELMERE HOUSE 74 HARNHAM ROAD SALISBURY

A substantial ground floor apartment in an excellent riverside setting.





Hazelmere House is an imposing Edwardian building, sympathetically extended and converted into just six large apartments in 1999, with communal gardens and grounds that extend to approximately one acre in total. These lead down to the River Nadder, with attractive views of the water meadows and the Cathedral Close beyond. No. 1 is on the ground floor and provides well-proportioned, light and airy accommodation with good ceiling heights and attractive period features such as sash windows, panelled doors, detailed cornicing and deep skirting boards. The property also benefits from a single garage in an adjoining block with a communal driveway and parking area, with electric gates separating the development from the road.

Hazelmere House is located in the popular residential suburb of Harnham, and is set well back from Harnham Road, with the city centre of Salisbury within an easy walk through the Cathedral Close.

Salisbury benefits from a wide range of amenities – cultural, shopping, leisure and educational. In addition to the wonderful Cathedral there is a twice-weekly market, a celebrated theatre and a mainline station with trains to London Waterloo (journey time approximately 90 minutes). In 2019 Salisbury was voted as the best place to live by The Sunday Times. Harnham also has a regular bus service into the city centre.

The communal front door leads into a large and well-kept communal area. From here the front door of the apartment opens into the:

ENTRANCE HALL

A lovely reception space with an electric “wood burning stove” set in an open brick fireplace. Built in bookshelves with cupboards under. Entry phone.

CLOAKROOM

Fitted with a WC and wash basin. Extractor fan.

KITCHEN/BREAKFAST ROOM

A light south facing room with an extensive range of high and low level storage units with a built in gas hob with extractor fan over and an eye level double oven. Built in dishwasher and 2 fridges. Ample room for table and chairs.

Beyond the entrance hall is an open area which casts light into the entrance hall and is used as a dining area. Double storage cupboard and an airing cupboard (with the hot water cylinder).

SITTING ROOM

A well-proportioned room with an impressive fireplace with a real flame gas fire set in. Double doors lead on to the private terrace and the well-maintained gardens beyond.

BEDROOM ONE

A wonderful and elegant room which was part of the original house. A pretty plaster arch frames the bay window which overlooks the garden. Built in wardrobes and a door to the:

ENSUITE SHOWER ROOM

Fitted with a wash basin, WC and shower. Medicine cabinet.

BEDROOM TWO

A good double bedroom that could also be used as a study etc.

BATHROOM

Fitted with a white suite of bath with a shower over, wash basin with a mirror and light over, and WC.

BEDROOM THREE

A light double bedroom which faces south. Built in wardrobes.

UTILITY ROOM

A useful room with a stainless steel sink and drainer and some storage units. Built in washer/dryer and freezer. Clothes drying rack and extractor fan.

OUTSIDE

Electric gates separate the property from Harnham Road, a tarmac driveway leads both to the garages and to the parking and turning area. To the front of Hazelmere House is an impressive cedar tree and an area of lawn, with access down both sides of the building to the rear communal gardens. Here there are mature flower beds and shrubs with a gently sloping lawn which leads down to the River Nadder, and unspoilt, far reaching views towards the water meadows and the Cathedral Close beyond. The area attracts wildlife whilst livestock graze on the water meadows. In total the grounds extend to approximately one acre.

GARAGE

A single garage with an electric up and over door, electric power and light, and potential for additional storage in the roof space, if required.

SERVICES

Mains electricity, water, gas and drainage are available. Communal gas fired boiler for the domestic hot water and heating.

TENURE

Share of Freehold. 999 years from 20th December 1999.

OUTGOINGS

Service Charge: £4,750 for the period 01/01/2020 - 31/12/2021 (payable in two instalments).

Ground Rent: £150 per annum

COUNCIL TAX

Band G. Charge for 2019/2020 – £3,359.39

POST CODE

SP2 8JN

BROADBAND

BT.com suggests that maximum speeds of 910Mb are available with Full Fibre 900 broadband through BT.

TO VIEW

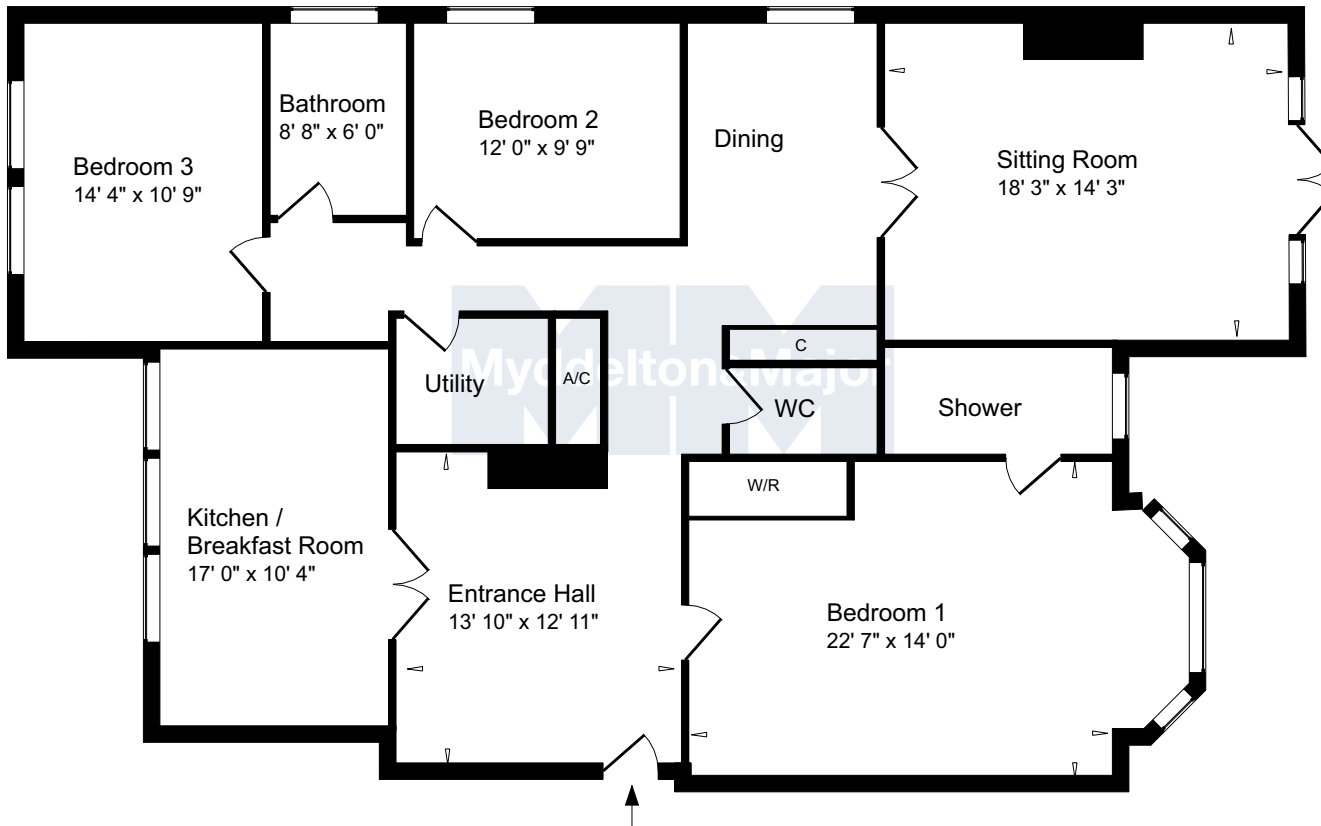
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Our Reference: 16061.200917





Approximate Gross Internal Floor Area 1,670 Sq. Ft./ 155 Sq. M
 Measurements quoted are to IPMS: Residential 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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