



Hazelmere House, Salisbury





## A substantial apartment in an excellent riverside setting, close to Salisbury city centre.

Flat 4 Hazelmere House,  
Salisbury, SP2 8JN

PCM  
£2,000 PCM



Flat 4 Hazelmere House is a well-proportioned two bedroom apartment, providing outstanding contemporary accommodation in an imposing Edwardian building, sympathetically extended and converted into just six large apartments in 1999.

Finished to a high standard, the property enjoys high ceilings with a light and airy feel throughout. The kitchen/breakfast room benefits from an integrated electric oven, electric hob, fridge/freezer and dishwasher, with separate dining and utility rooms off the large entrance hallway, the latter coming equipped with a washing machine and tumble dryer. A separate cloakroom can also be found off the hallway.

### Features

- Large apartment
- Single garage
- River Nadder frontage
- Cathedral Views
- Close to City Centre
- Gated access

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

### EPC Rating

C (78)

### Outgoings

Council Tax: Wiltshire £4407.27  
(25/26) Band G

### Size

1710.00 sq ft

The large double bedrooms are both outfitted with built-in storage and ensuite bath/shower rooms, while the considerable sitting room enjoys a balcony space with attractive views across the water meadows, the River Nadder and Cathedral Close beyond.

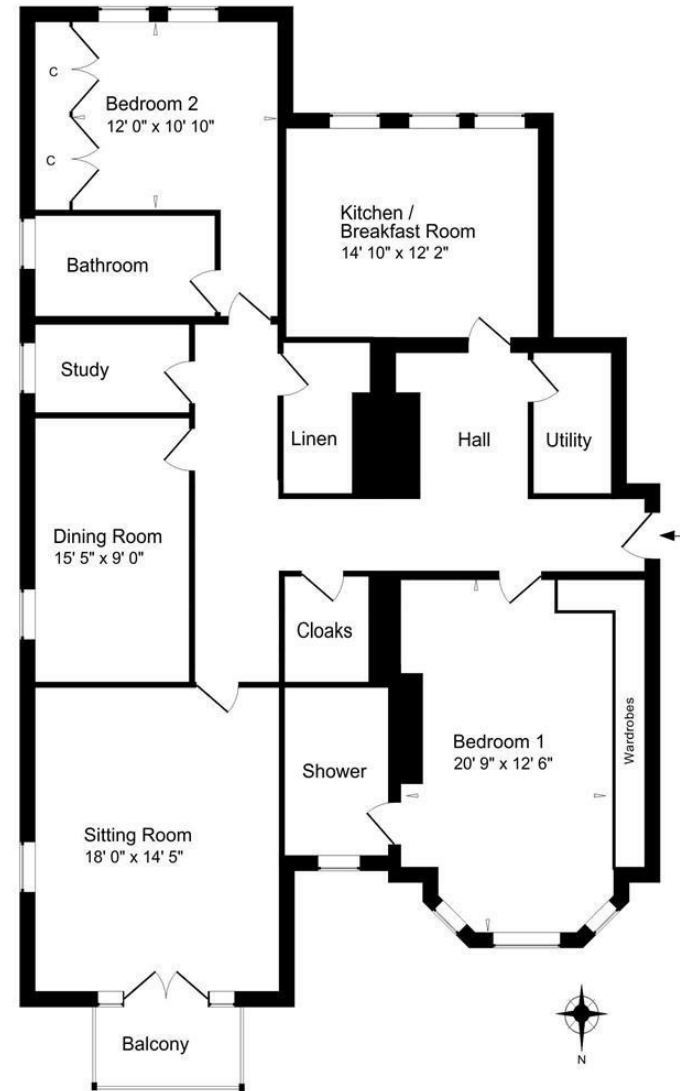
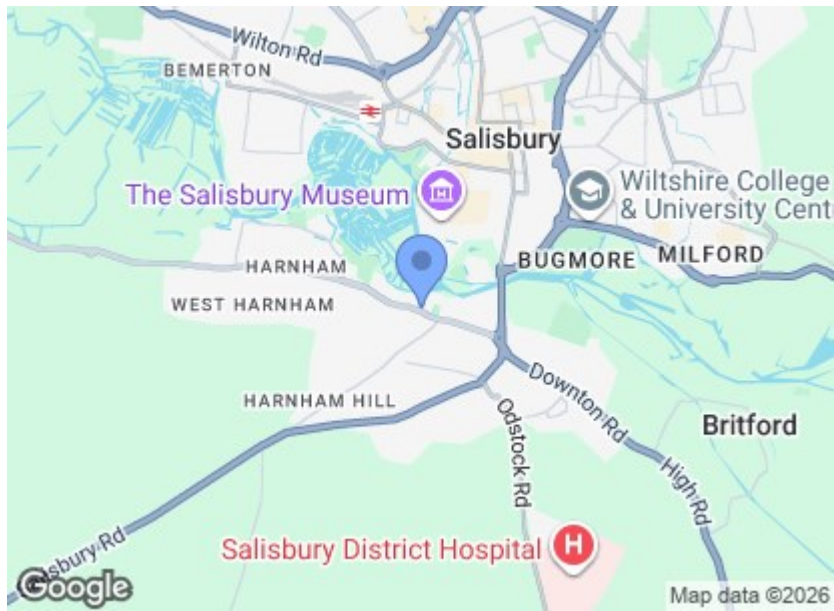
Outside, Hazelmere House has communal gardens and grounds that extend to approximately one acre in total, leading down to the riverside. The property comes with a single garage in an adjoining block, with an electric up and over door, electric power and light.

Located in the popular residential suburb of Harnham, 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). Harnham also has a regular bus service into the city centre.









Approximate Gross Internal Floor Area 1,710 Sq. Ft./ 159 Sq. M

Measurements quoted are to IPMS: Residential 2  
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