



27 SHADY BOWER CLOSE, SALISBURY SP1 2RQ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



27 SHADY BOWER CLOSE, SALISBURY SP1 2RQ
PRICE GUIDE: £175,000

Shady Bower Close is a development of modern apartments located a short distance from the city centre with allocated residents parking and mature communal grounds.

The property occupies a first floor position with a sunny westerly facing balcony overlooking the garden. The light and airy accommodation is arranged off a central entrance hall with a large double aspect sitting room/dining room, a spacious well equipped kitchen, two double bedrooms and a family bathroom. Heating is supplied via a mains gas fired boiler to radiators; the windows are double glazed.



The gardens are well maintained and there is an allocated parking space.

Investment buyers should be aware that the property has been let continuously for a period of 7 years, the current rent is £775.00pcm giving a return of 5.3%.

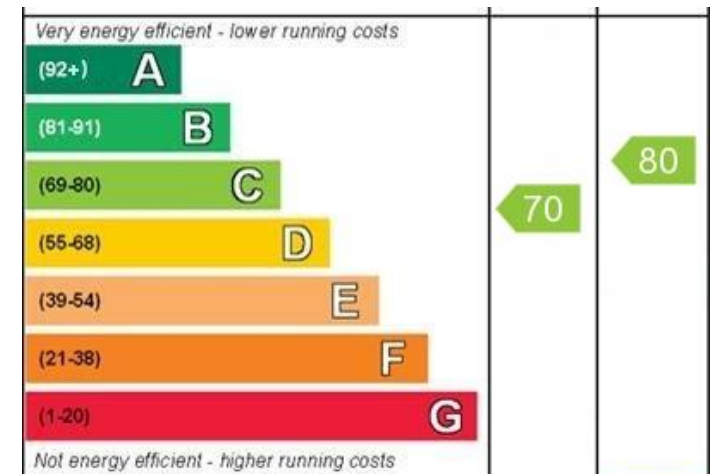
LOCATION: Shady Bower Close is located on the south-eastern edge of Salisbury a short walk from the historic cathedral, local park, shopping facilities and the twice weekly market; there is a general store close by in Tollgate Road. Salisbury has a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private, primary and secondary schools including South Wilts Grammar School and Bishop Wordsworth's School, Wiltshire College and University Centre and Salisbury 6th Form College. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A303, M3) and the West Country, Southampton (A36, M27) and Bournemouth (A338) and also has a mainline railway station serving London, Waterloo (journey time 90 minutes) and the West Country.

DIRECTIONS: From Salisbury city centre proceed along Milford Street under the Churchill Way East bypass and straight over the traffic lights and up Milford Hill. At the mini roundabout bear left onto Shady Bower, continue over the hill passing St Martins Primary School on the right, over the railway bridge and Shady Bower Close is immediately on the left.

TENURE AND SERVICES: Tenure: Leasehold. Local Authority: Wiltshire County Council. Council Tax Band C - £2,245.28 : for year 2024/25. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

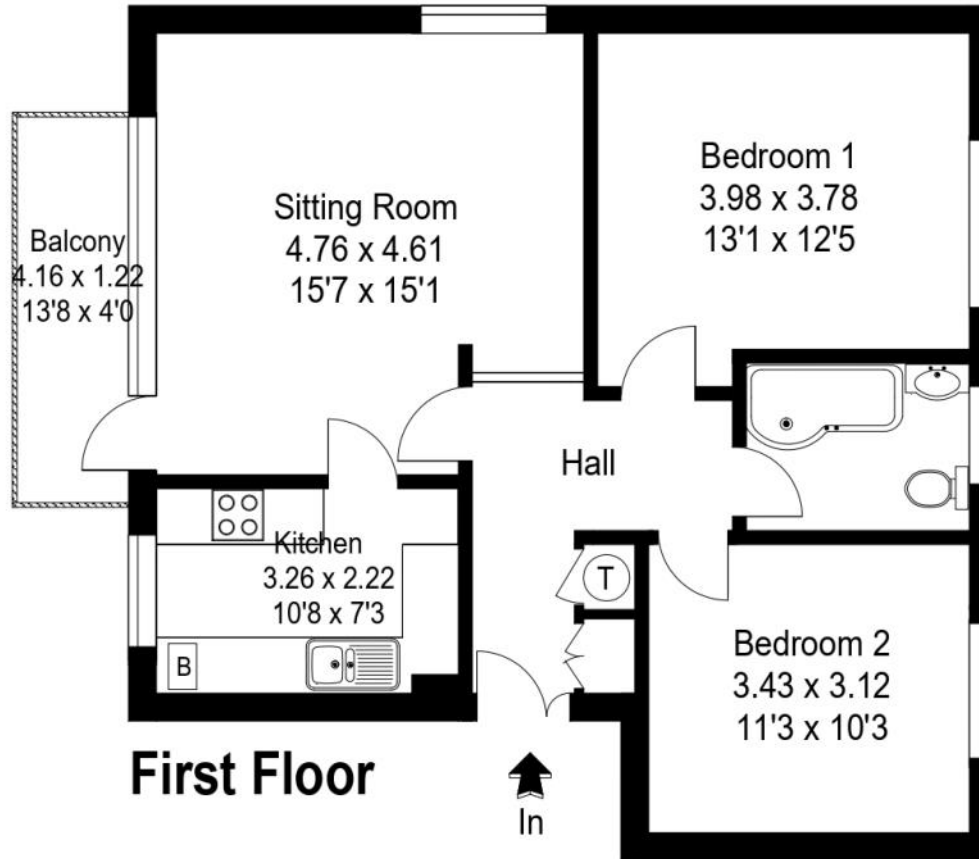
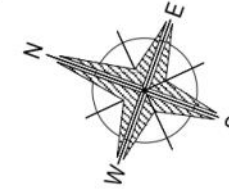
LEASE: Residue of Lease is 999 years from 31 August 1964. **SERVICE CHARGE :** £729.72 payable every 6 months.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10698.



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Approximate Gross Internal Area :- 68 sq m / 726 sq ft



PRODUCED FOR BAXTERS 2023

This illustration is for identification purposes only.
Not drawn to scale, unless stated.