



35B Winding Way, Salisbury, Wiltshire, SP2 9DZ

£175,000 Leasehold

About The Property

A really spacious first floor apartment offered in really good order and quietly situated at the end of a cul-de-sac with green space to front.

The apartment offers excellent storage cupboards, gas central heating and double glazed windows. In addition and a rare find is the large garden which has a sitting area, lawn and is enclosed by timber fencing. Also outside are two good storage sheds with recent roof replacement.

The apartment is reached via a communal entrance hall serving just one other property. The landing offers space for storage and shoes. The entrance hall has a good storage cupboard and coats/shoe recess. There are two good bedrooms, the main one being double aspect and a bathroom with a white suite as well as a mixer shower and glass shower screen. Also in the bathroom is an exceptionally large storage cupboard. There is a good sitting room to the front elevation and a well fitted kitchen with work surfaces, cupboards and drawers, ample appliance space including plumbing for a washing machine and two very large storage cupboards.

There are 93 years left on the lease with ground rent of £10 per annum and maintenance circa £500 per annum.

- First Floor Apartment
- Excellent Condition
- Gas Central Heating
- Double Glazing
- Great Storage Cupboards
- Two Bedrooms
- Good Sitting Room
- Well Fitted Kitchen
- No Onward Chain

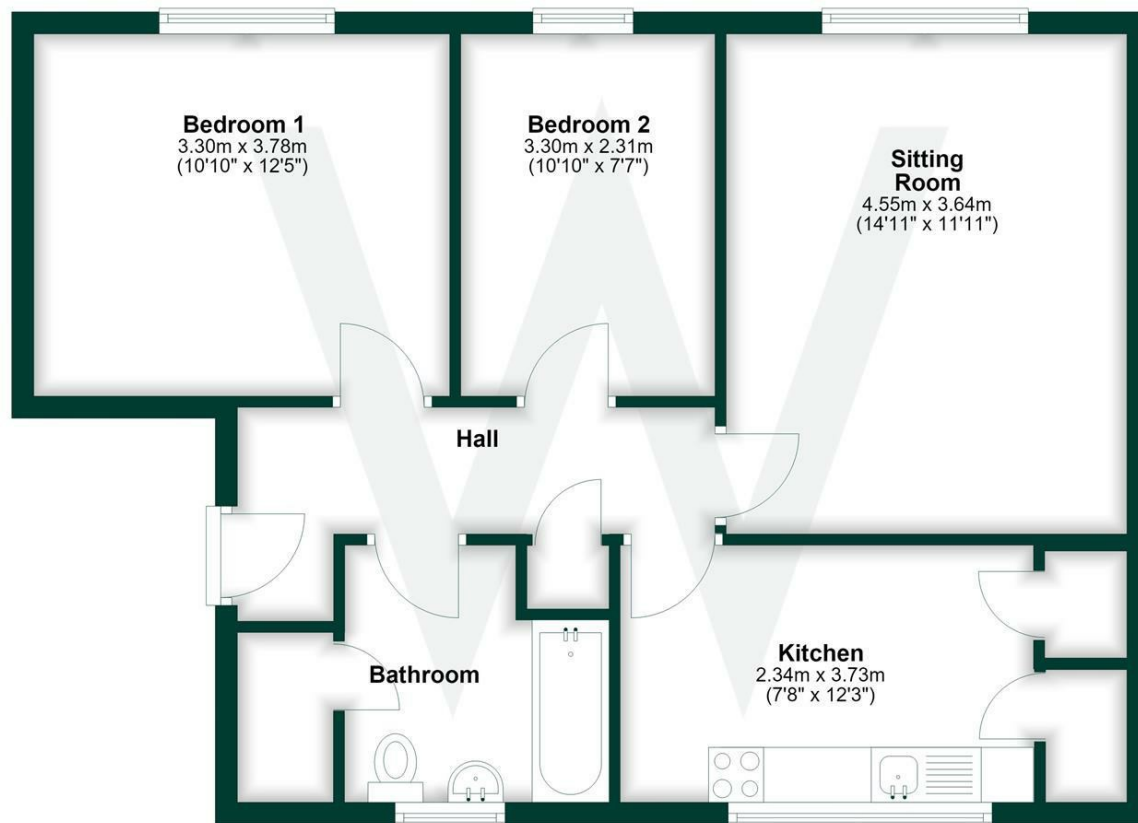




W
WHITES

First Floor

Approx. 62.6 sq. metres (674.1 sq. feet)



Total area: approx. 62.6 sq. metres (674.1 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: B - £2160.35 (2026/2027)

Tenure: Leasehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating by radiators

Directions: From our office in Castle Street, proceed north, over the roundabout and take the first left into Butts Road. Continue over the roundabout into Ashley Road. At the T-Junction turn right onto Devizes Road. Go over the roundabout and turn 4th left into Queen Alexandra Road. Take the fourth right into Tournament Road. At the T-Junction turn left into Woodside Road. Take the second left into Winding Way.

What3words: ///twice.slam.falls

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	