



Winkworth
FOR SALE
01722 443000

PARK LANE, WILTSHIRE, SP13NP
£485,000 SHARE OF FREEHOLD

Winkworth

PARK LANE, WILTSHIRE, SP1 3NP

A two-bedroom maisonette in a quiet cul-du-sac position with garage and parking situated just off Park Lane and close to Victoria Park. No onward chain. EPC:D

This self-contained and well-presented maisonette has particularly spacious and light accommodation over three floors. The comfortable home is approached via its own front door and entrance lobby with staircase leading to a first-floor landing and to the entrance hall with cloakroom off. A further staircase rises to the upper bedroom level whilst, remaining on this floor there are separate sitting and dining rooms and a large kitchen/breakfast room with plenty of storage units. The two double bedrooms and the bathroom on the upper floor are approached from their own landing. Outside there is a short drive with parking for one vehicle which leads to a generous single garage. This also has pedestrian access via a lobby, off the main accommodation, which also leads to a courtyard garden and to an excellent workshop/store. The properties border the cul-de-sac on three sides and the residents have an equal share of the freehold enabling them to maintain their own surrounds.

AT A GLANCE

Entrance hall

Sitting room

Kitchen

Dining room

W.C

Two double bedrooms

Family bathroom

Courtyard

Garage



LOCATION

The property is situated within a convenient and idyllic Parkside setting on the edge of Salisbury city centre and within close proximity to numerous amenities.

The cul-du-sac sits alongside the city's Victoria Park which is well maintained and makes for an inviting outside space with good amenity, including tennis courts and cafe. Salisbury city centre can be accessed through the park or alongside the banks of the River Avon to the nearby Five Rivers Health and well-being centre and to the John Lewis and partners Waitrose.

The nearby Castle Road has a Cooperative general convenience store and public transport giving access to Salisbury city centre. For commuters, the property is within easy access to Salisbury's mainline railway station which has access to London Waterloo in approximately 80 minutes. Salisbury city centre has a thriving sense of spirit with the twice weekly charter market, superb theatre and a range of shopping and recreational facilities.

Access to the south coast, Bath, Winchester and Southampton are all accessible from the city and the A303 gives access to the M3 and London or Westerly towards Exeter and the West Country.

DIRECTIONS

What3Words - brains.enable.exit

Leave the city via Castle Street and at the roundabout go straight over, travel northward towards Old Sarum. At the traffic lights, turn left into Stratford Road. Park Lane is the first turning on the right, at the edge of the park. Take the first turning left into Park Lane and the property can be found on the left-hand side.

Council Tax Band E

Gas central heating and double glazing

Mains drainage

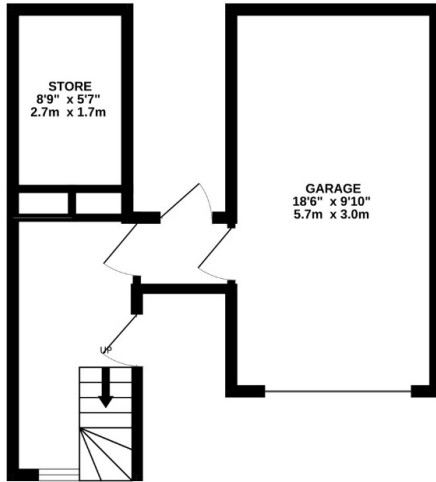
Ultrafast Broadband available

Mobile coverage inside likely with EE and O2

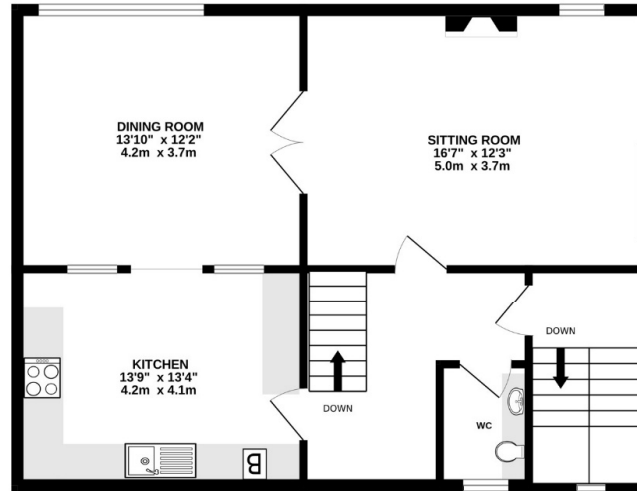
Mobile coverage outside



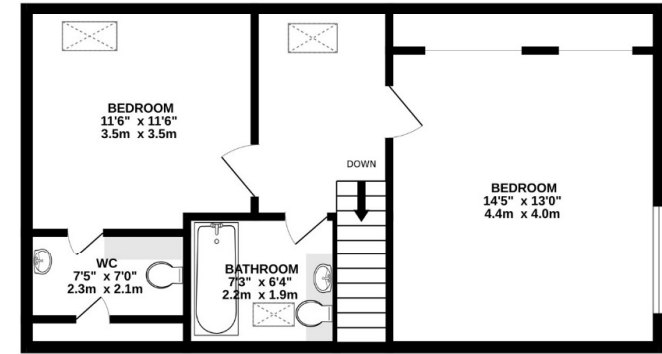
GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



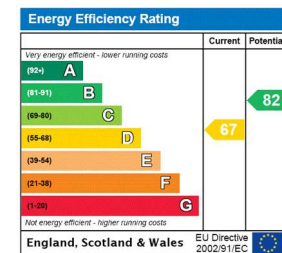
2ND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 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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