



PARK LANE, SALISBURY SP1
GUIDE PRICE £430,000 LEASEHOLD

Winkworth

56 PARK LANE, SALISBURY, WILTSHIRE SP1 3NP

A generously proportioned ground floor apartment in a park side setting, with a charming, private walled garden and a garage.

The accommodation, across one floor is as per the indicative floor plans. The living space is well-planned, potentially perfect for a downsize.

The south-westerly garden has been landscaped for lower maintenance.

N.B. the garage is the second from the property, i.e., it is the middle garage of three.

Lease: The property is understood to be held on a leasehold of 150 years from 25 December 1984.

Ground Rent: £52 rising to £156

Service Charge: Approximately £1,000 per annum
EPC - C

Wiltshire Council Tax Band - E

LOCATION

Situated on a development opposite Victoria Park off an unadopted road, the park and a convenience store are close by. Park Lane is an unadopted lane which runs alongside Victoria Park. The Park is home to the Victoria Park Community tennis club and is a venue for events at different times of the year. Situated on the corner of Castle Road and Stratford Road, to the north of the city, the station is within around one and half miles.

At the top of the Lane there is a Co-Op convenience store and Waitrose Food & Home is within a short drive.

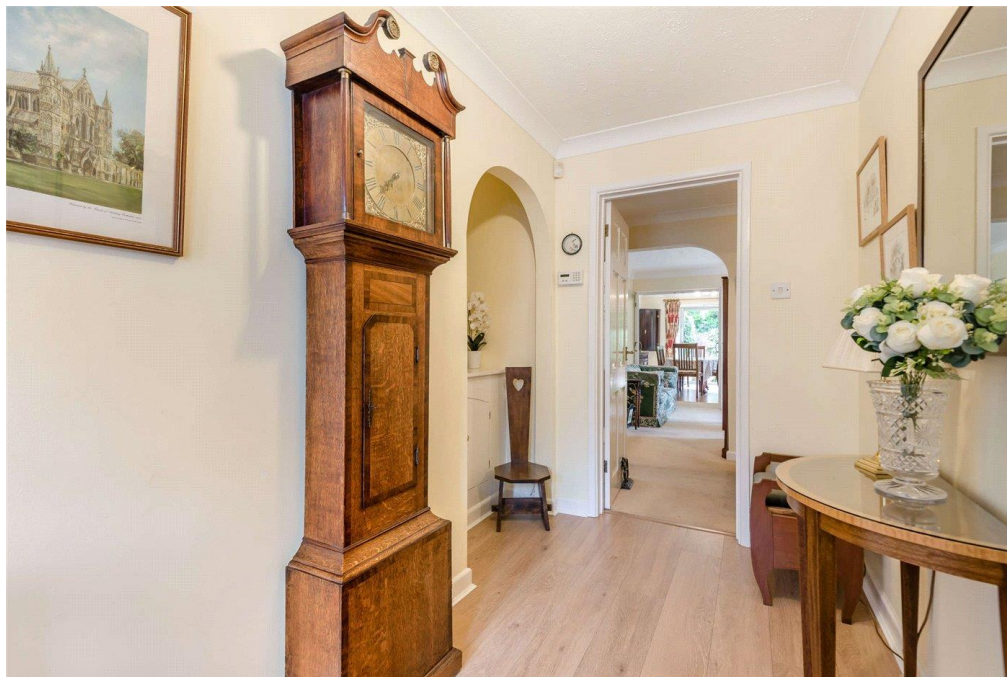
Other facilities locally include the Victoria Park Bowling Club and the Five Rivers Leisure Centre. Salisbury is within a bus ride. Old Sarum historic hillfort nearby offers wonderful walks.

DIRECTIONS

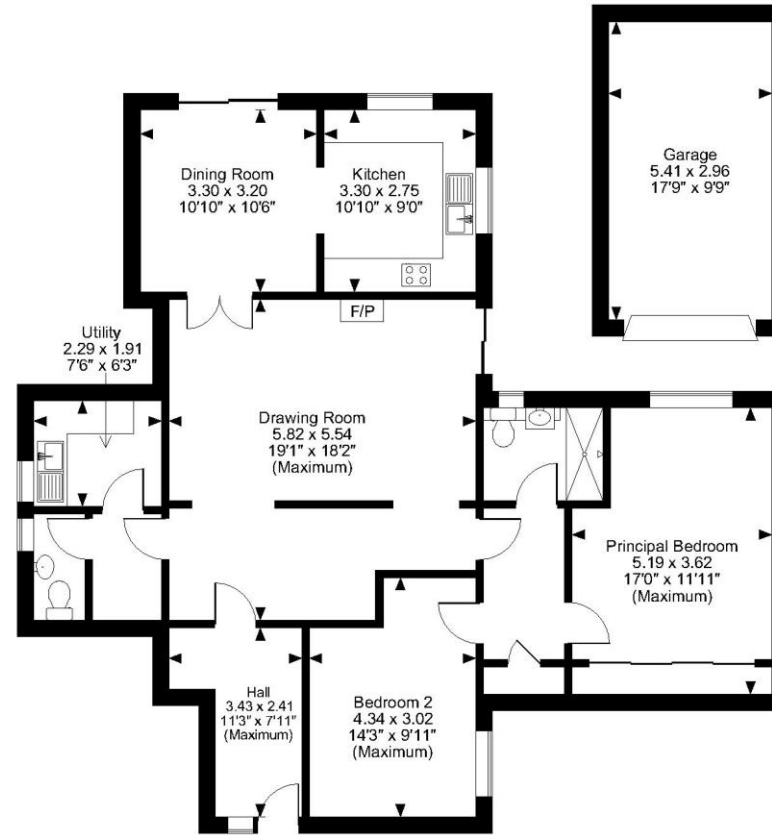
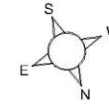
From the Castle Street roundabout, travel northward towards Old Sarum. At the traffic lights, turn left into Stratford Road. Park Lane is the first turning on the right, at the edge of the park. Number 56 Park Lane is approached via a close on the left-hand side along the lane as you travel upwards, towards Castle Street.

What3Words: ///thank.point.silver





Park Lane, Salisbury
Approximate Gross Internal Area
Main House = 1172 Sq Ft/109 Sq M
Garage = 172 Sq Ft/16 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

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