



Havanna House, 31 Churchill Court, Wilton, Salisbury, Wiltshire,  
SP2 0HL

£225,000 Leasehold - Share of  
Freehold



**A spacious first floor two bedroom apartment with a garage and a riverside garden. Benefits include PVCu double glazing, gas central heating and is offered with no onward chain.**

**Description**

Havana House is a converted former warehouse now occupied by two flats, with Number 31 being a two bedroom first floor flat. The property comprises a shared entrance hallway and the private front door leads to a private entrance hallway. The first floor accommodation has been rearranged by the present owner to provide light and spacious open plan sitting/dining room with a dual aspect and a kitchen which has an integrated oven and hob. There are two good sized double bedrooms both with a double aspect in addition to a bathroom which has a white suite. Underneath the property is an integral garage and there is a paved garden nearby next to a stream. Part of this has a covered seating area with nearby power points and a timber store/shed with power and light. The property further benefits from air conditioning units in both bedrooms and the living area, inset spotlights throughout, gas fired central heating, PVCu double glazing and is offered to the market with no onward chain. Churchill Court lies in the centre of the popular town of Wilton which has an excellent range of amenities including convenience stores, public houses, doctors' surgeries and a library. There is a regular bus service serving Salisbury which lies approximately three miles away.

**Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

**Communal entrance hall**

Private front door to;

**Entrance hall**

Electric fusebox, radiator, stairs to first floor.

**Stairs to first floor - landing**

Access to;

**Sitting/dining room**

Double aspect with windows to front and rear, two radiators, space for table and chairs, internet point, air conditioning unit, over stair cupboard with shelving.

**Kitchen**

Fitted with base and wall units with work surfaces over, sink and drainer with mixer and drinking water tap under window to rear, space for electric oven with integrated four ring induction hob over, space for fridge/freezer, space/plumbing for washing machine, space for tumble dryer, wall mounted gas boiler for central heating/hot water system.

**Bedroom one**

Windows to front and rear, air conditioning unit, radiator.

**Bedroom two**

Windows to front and side, air conditioning unit, radiator.

**Bathroom**

Fitted with a white suite comprising panelled bath with rainfall shower and shower screen, pedestal wash hand basin, low level WC, part tiled walls, radiator, obscure glazed window to front.

**Outside**

There is a garden nearby with lockable access gate and is paved with a raised flower border. There is a covered seating area and the garden abuts a stream with a useful lockable shed/store with power and light. There is parking available in the immediate vicinity.

**Garage 15'10" x 8'5" (4.84m x 2.59m)**

With electric roller door, power and light.

**Services**

Mains gas, water, electricity and drainage are connected to the property.

**Outgoings**

The Council Tax Band is ' B ' and the payment for the year 2025/2026 payable to Wiltshire Council is £1880.84.

**Tenure**

Leasehold with a share of the freehold. No service charge or ground rent.

**Directions**

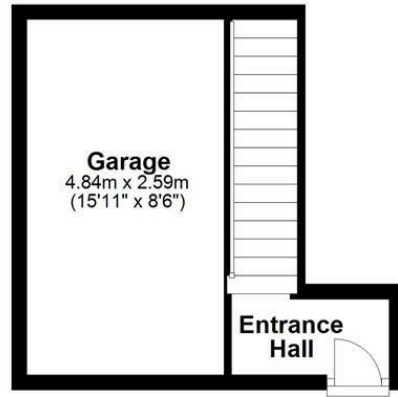
Leave Salisbury on the A36 and upon reaching Wilton after approximately three miles, turn left at the roundabout and continue into the town centre. At the traffic lights by the market square turn right into North Street and proceed for approximately 200 yards before turning right into Churchill Court. Bear right and Havana House can be found on the right hand side.

**WHAT3WORDS**

What3Words reference is: ///modem.sulk.energetic

## Ground Floor

Approx. 17.4 sq. metres (187.4 sq. feet)



## First Floor

Approx. 70.3 sq. metres (756.5 sq. feet)



Total area: approx. 87.7 sq. metres (943.9 sq. feet)



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



## WHITES

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