



**Connells**

Spring Court Windsor Road  
Salisbury



### Property Description

Connells bring to the market this newly decorated and carpeted, one bedroom first floor retirement flat in Spring Court, Windsor Road, Salisbury. The flat consists of an entrance hall, spacious lounge diner, fitted kitchen, bedroom and bathroom. There is lift access to the flat. Spring Court has an age limit of 55 plus and has a communal lounge, garden plus resident and visitor parking.

Windsor Road is conveniently situated for the railway station and city centre. Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly market in the city centre. There are direct rail services to London Waterloo, Southampton and Bristol and good road links to the New Forest, the South Coast and West Country.



### Entrance Hall

Storage cupboard and doors to bathroom, bedroom and lounge diner

### Lounge

12' 8" x 10' 10" ( 3.86m x 3.30m )

Double glazed window to rear, 3 x power sockets, TV point,

### Kitchen

9' 2" x 6' 10" ( 2.79m x 2.08m )

Fitted kitchen, sinkdrainer, laminate flooring.

### Bedroom

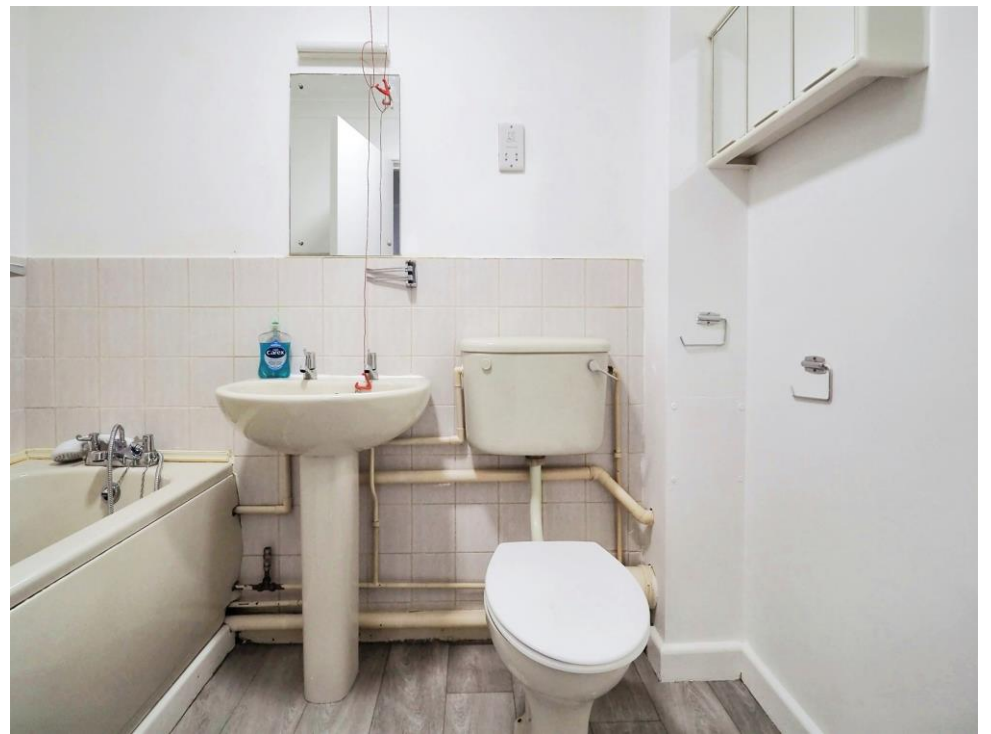
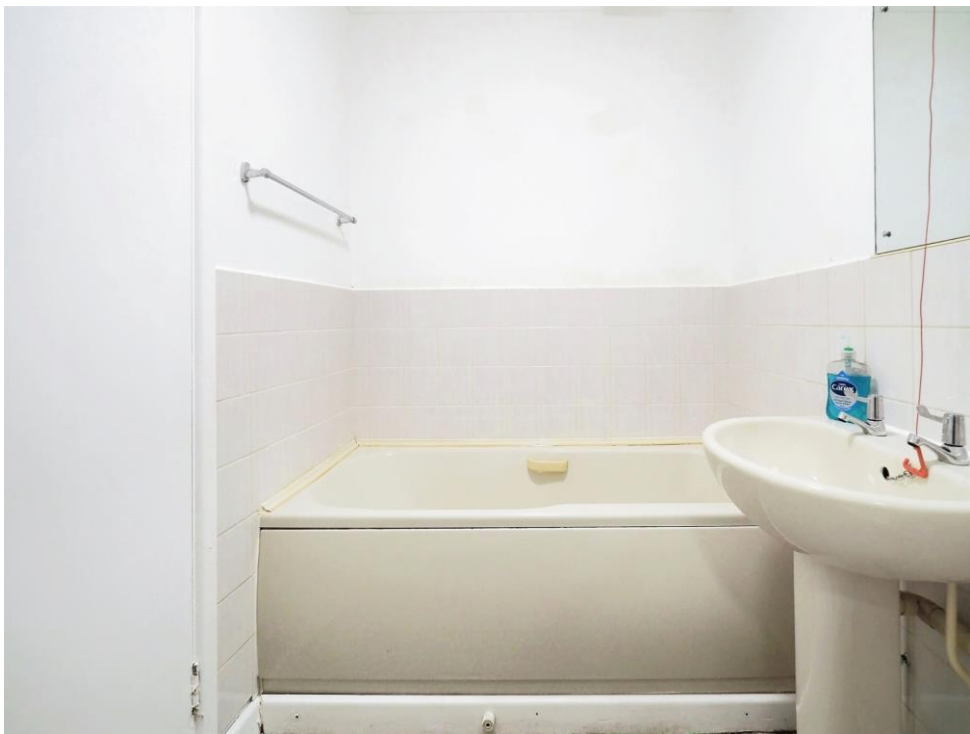
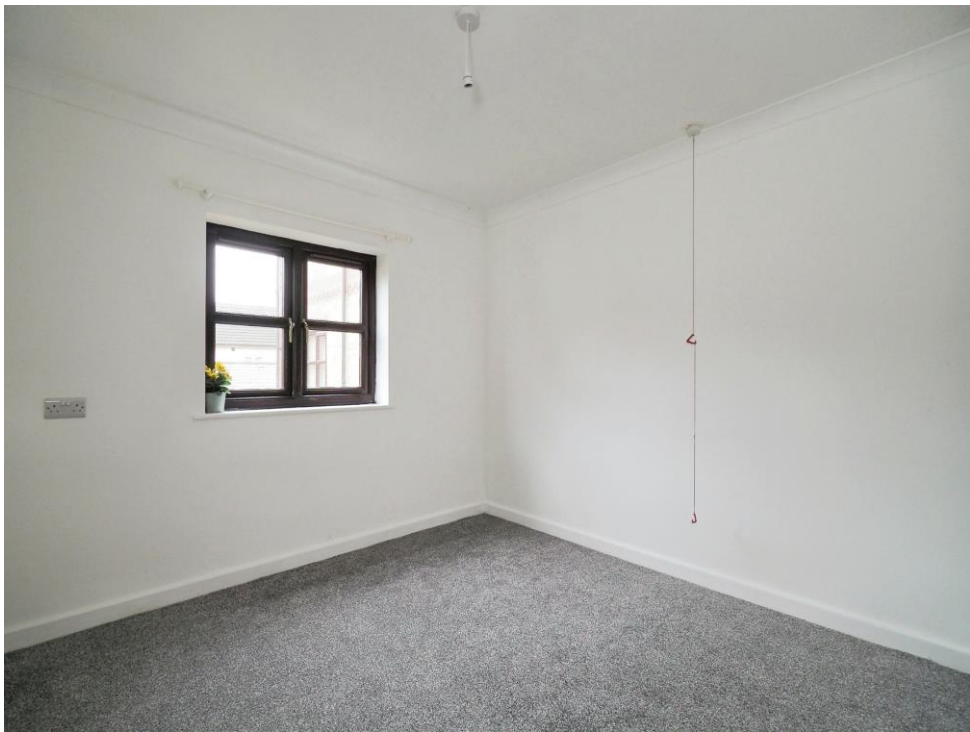
10' 10" x 10' 4" ( 3.30m x 3.15m )

Double glazed window to rear, electric heater

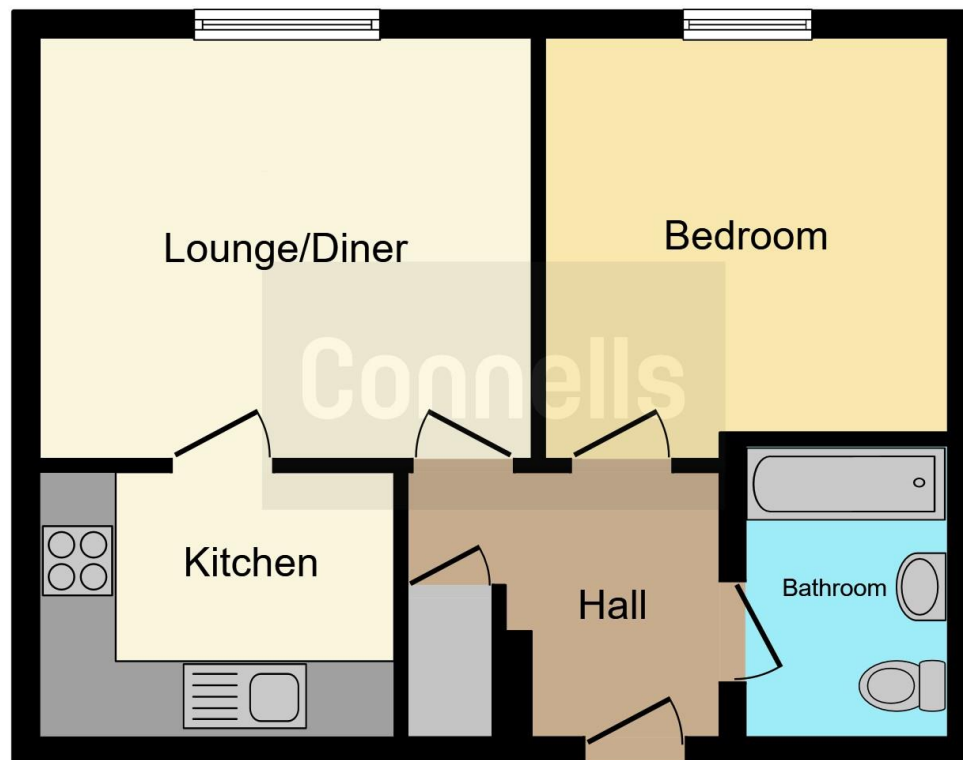
### Bathroom

Bath, WC, hand wash basin, 2 wall mounted bathroom cabinets









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Salisbury SP1 3TS

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SAL307161](http://connells.co.uk/Property/SAL307161)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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