



8 WINDWHISTLE WAY, ALDERBURY, SALISBURY SP5 3TQ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



8 WINDWHISTLE WAY, ALDERBURY, SALISBURY SP5 3TQ
PRICE GUIDE: £99,000

8 Windwhistle Way is an extremely smart first floor studio apartment/maisonette with private allocated car parking.

The property is really quite deceptive and well planned with private landing access to a good size entrance hall. From the hall access is gained to a large light and airy sitting room which converts very quickly in to a double bedroom with the aid of a cleverly designed and inconspicuous bespoke fold away wall bed mechanism designed and installed by the London Bed Company.

Also, off the hall is a larger than expected bathroom which has been refitted with a quality white suite with an electric shower over the bath. The kitchen, which is off the living area, is a good size with an excellent range of cupboards, drawers and worksurfaces; there is sufficient space to fit a tall fridge/freezer, washing machine and a dishwasher.

There is no doubt that 8 Windwhistle Way would make an excellent first purchase, investment property or an ideal “lock up and leave”. The property has been extremely well maintained and is offered for sale in near immaculate condition with full double glazing and electric heating.

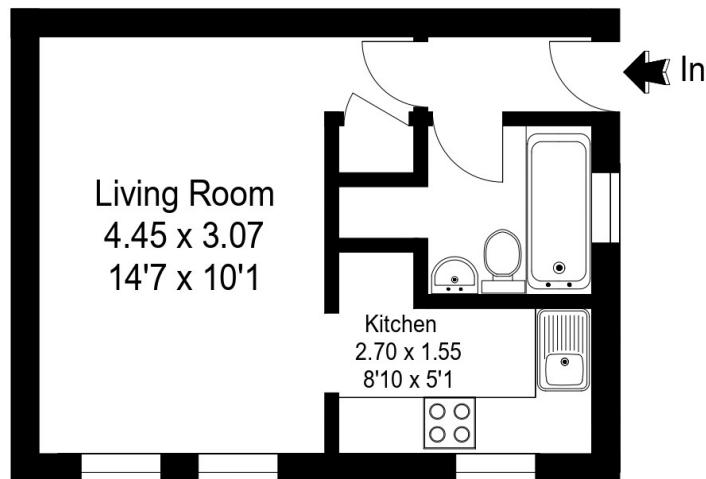
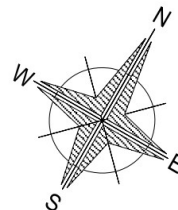
LOCATION: The village of Alderbury is situated approximately 5 miles to the south east of the cathedral city of Salisbury, to the east of the River Avon and is near to the New Forest National Park which offers more than 140 miles of tracks and footpaths for walking and cycling. Local facilities include a village hall, a primary school, two shops (one of which is a post office), public house and tennis and football clubs. Salisbury offers a comprehensive range of shopping, recreational, cultural, educational and medical amenities including a theatre, cinema and arts centre, twice weekly market, a variety of private fitness centres, Five Rivers Health and Wellbeing Centre, tennis clubs, golf courses and Salisbury District Hospital (on the southern edge of the city). There is a regular bus service to Salisbury and Southampton with a bus stop nearby. Salisbury has a main line station serving London (Waterloo) (journey time approximately 90 minutes) and the West Country and there are good road links to the M27 (approx. 12 miles), Romsey (approx. 12.5miles), Southampton (approx. 19 miles) London via the M27/M3.

DIRECTIONS: From the cathedral city of Salisbury proceed along the A36 Southampton Road. Follow the road until reaching the entrance to the dual carriageway and turn right (signposted Alderbury) onto the Clarendon Road. Continue to the brow of the hill passing the Green Dragon on the left hand side; the road becomes Southampton Road. Continue for a short distance turning left into Avon Drive, take the fourth right into Windwhistle Way and number 8 is located immediately on the right hand side.



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Approximate Gross External Area :- 26 sq m / 283 sq ft



First Floor

PRODUCED FOR BAXTERS 2022

This illustration is for identification purposes only.
Not drawn to scale, unless stated.



TENURE AND SERVICES: Tenure: Leasehold, with the residue of a 999 year lease dated from 1st January 1980. Wimpey Homes Holdings Ltd are the landlords of this property, however, there is no registered management company. The building is self managed by the residents who are responsible for repairs as and when required. There are no annual management or service charges to pay and all costs are equally divided between the owners. Local Authority: Wiltshire Council. Council Tax Band A : £1,483.83 for year 2024/25 . Mains Drainage, Water and Electricity connected. Electric Heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10642.