



2 GODDARDS COURT, CASTLE ROAD, SALISBURY SP1 3SG

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £230,000

Here we have a truly impressive second floor apartment which has the huge advantage of both private parking and a single garage. The property is well placed for access to the city centre, local amenities, parks and the railway station.

Offering around 816sq ft of internal living space, 2 Goddards Court is offered for sale in excellent overall condition with full double glazing and gas fired central heating to radiators. The light and airy accommodation comprising of a welcoming reception hall, a large living room, refitted kitchen/breakfast room, three excellent double bedrooms and a generous family bathroom .

There are far reaching views from all windows of either the city or the surrounding countryside.

2 Goddards Court would make a fabulous first purchase, investment property or perhaps a “lock up and leave” for anyone looking for a city base.

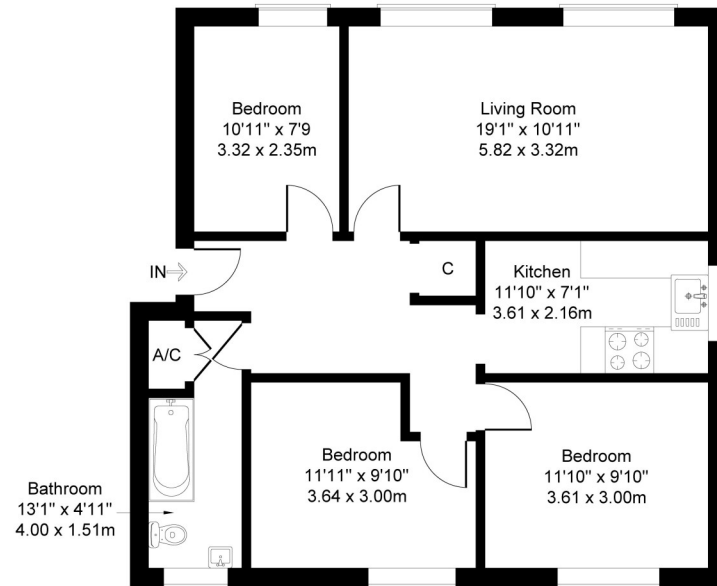
LOCATION: The medieval cathedral city of Salisbury has an excellent range of social, educational, cultural and leisure amenities with extensive shopping facilities and a thriving twice weekly market. Five Rivers Health and Wellbeing centre, tennis clubs, recreation grounds and walks beside the river Avon are nearby and the theatre, arts centre and cinema are all located in the centre. There are schools for all ages, both private and state, within and outside the city boundary. The property is near to a regular bus route into the centre. Salisbury has excellent road links to London and the West Country (A303/M3) and a mainline railway station serving London Waterloo, (journey time 90 minutes) and the West Country.

DIRECTIONS: Leaving Salisbury city centre via Castle Street, at the roundabout, take the second exit onto Castle Road (A345). Passing Victoria Park on the left hand side, the property can be found above the Co-Operative also on the left hand side.



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Approximate Gross Internal Area
816 sq ft - 76 sq m



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Leasehold: Residue of a 99 year lease dated from 25th March 1998. Service Charges: TBC. Local Authority: Wiltshire Council. Council Tax Band C: £ 2,350.54 for year 2025/2026 . All mains services connected. Mains Drainage. Gas Central 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: 10801.