46 Windwhistle Way, Alderbury, Salisbury, SP5 3TQ

£85,000 Leasehold

About The Property

The property is a first floor studio flat situated in a quiet cul de sac within the popular village of Alderbury. It is offered to the market with no onward chain.

The accommodation is accessed via an external staircase and is presented in good order and has PVCu double glazing throughout. The entrance hallway has an inset doormat, a storage cupboard with shelving and a hatch to a useful boarded loft space with a pull down ladder.

The sitting room/bedroom is a light and airy living area with space for a table and chairs and it quickly converts into a bedroom with a concealed pull down bed which has two fitted wardrobes on either side. There is a wall mounted electric heater and a TV point.

The sitting room leads through to the fitted kitchen which has part tiled walls and a sink and drainer under a window. There is an electric oven with an extractor over and this is included, together with the washing machine and fridge/freezer.

The bathroom has fully tiled walls and a white three piece suite with a shower over the bath. There is an electric heater, a shaver point, an extractor and an airing cupboard housing the hot water tank.

To the side of the block is a communal car parking area within which we have two allocated parking spaces.

Windwhistle Way is a popular residential cul de sac in the centre of this popular village. Alderbury and the adjacent village of Whaddon have good amenities including two shops, one of which is also a post office, public houses, a recreation ground and a well regarded primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away.

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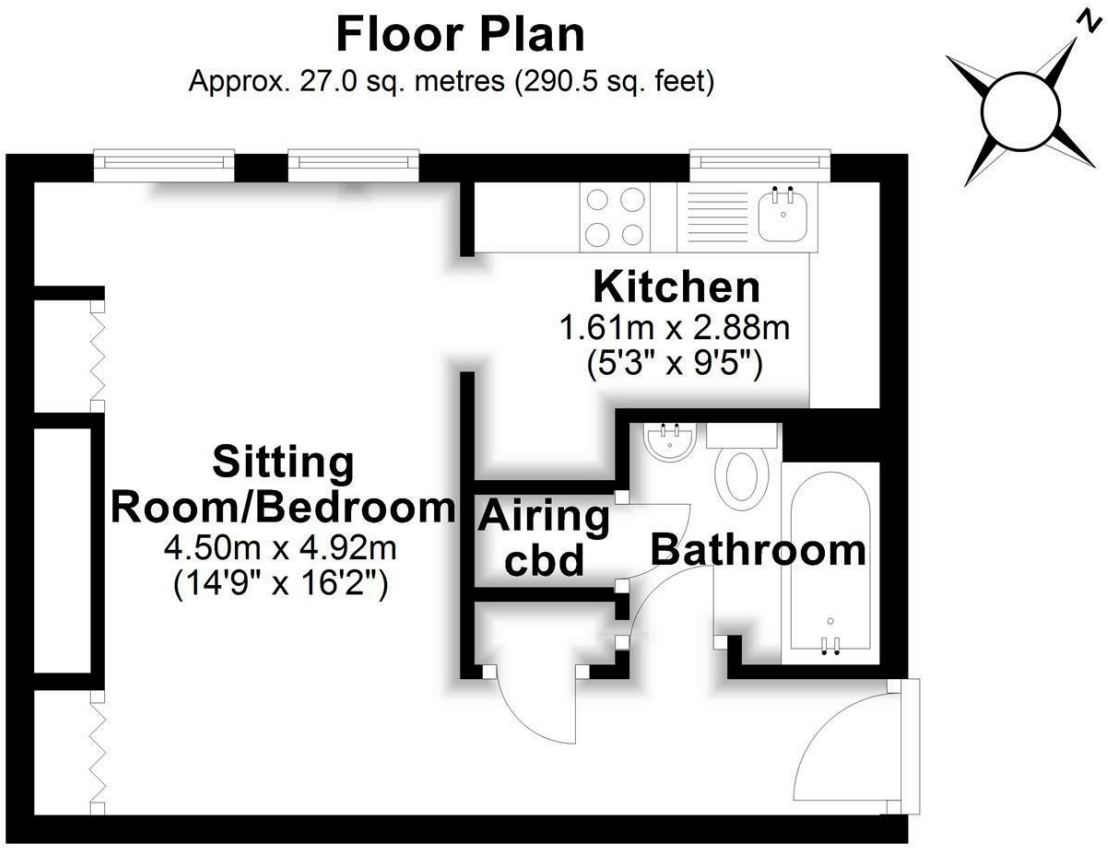
- First floor studio flat
- Sitting room/bedroom
- Fitted kitchen
- Bathroom
- PVCu DG
- Electric heating
- Cul de sac location
- Two allocated parking spaces
- Popular village
- No chain

WHITES



Total area: approx. 27.0 sq. metres (290.5 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: A - £1629.63 (2026/2027)

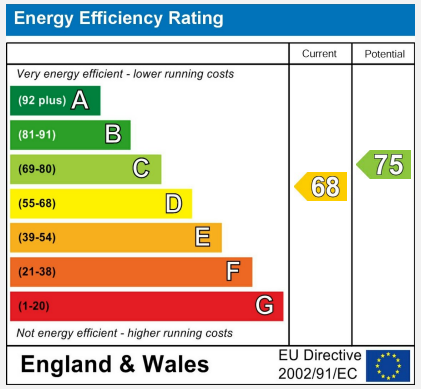
Tenure: Leasehold. 999 year lease from 1984. 957 years remaining. No ground rent or service charge.

Services: Mains water, electricity and drainage.

Heating: Electric.

Directions: Leave Salisbury on the A36 Southampton Road and proceed over the Tesco roundabout. Turn right at the start of the dual carriageway towards Alderbury. Continue into the village and after approximately 1 mile turn left into Avon Drive. Follow the road taking the second right in to Windwhistle Way and as the road bends to the left the property can be seen on the right hand side.

What3Words: ///message.linguists.jots



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