



## 68 Archers Court

Salisbury, SP1 3WE

£150,000



This is a comfortably proportioned two bedroom retirement flat for the over 60's built by McCarthy and Stone in the 1990's. An ever popular development Archers Court has very good communal facilities including a full time resident manager and comfortable residents lounge, separate laundry facilities, guest accommodation, communal gardens and parking. There is a security entry system for all the flats and alarm cords available throughout. This particular flat is located on the first floor within the annexe building to the left of the development and there is lift or stair access and a view from the front up Wyndham Road. The apartment has the benefit of double glazing and electric storage heating and the accommodation includes an entrance hall, nicely proportioned living room, nicely appointed kitchen, two good sized double bedrooms and a shower room. The flat is offered with VACANT possession.



## Location

Archers Court is located at the northern end of Castle Street within reach of good local facilities including a bus service to Waitrose superstore. Within the city ring road the city centre is within walking distance and there are good facilities here around the market square including shops, supermarkets, leisure facilities including a cinema, two theatres, restaurants, pubs and Five Rivers leisure centre. The city also has the benefit of a mainline railway station serving London/Waterloo.

## Communal Entrance Hall

with security entry and either lift or staircase access to the first floor.

## Private Entrance Hall

with fitted shelves, storage heater, entry phone system, shelved linen cupboard with hot water cylinder, separate broom cupboard.

## Living Room 21'11" x 10'6" (6.70m x 3.22m )

with two wall lights, night storage heater, telephone and t.v aerial points, double doors to the kitchen.

## Kitchen 7'7" x 7'0" (2.33m x 2.14m )

fitted with modern units with cream fronted base cupboard and drawer units and wall cupboards beneath laminate work surface, stainless steel single drainer sink unit, NEFF ceramic hob with filter hood above, BOSCH electric oven with grill, wall cupboards have Kessbomer clever storage inserts, space for an upright fridge freezer, wall fan heater.

## Bedroom One 18'2" x 9'2" (5.56m x 2.80m )

with two wall lights, night storage heater, telephone point, mirror fronted double wardrobe.

## Bedroom Two 18'3" x 9'2" (5.57m x 2.80m )

with electric panel heater, two wall lights, two telephone points, t.v aerial point.

## Shower Room

refitted for our clients occupation with a wide shower unit with aquaboard walls and mains shower attachment, low level w.c, wash hand basin in vanity unit, shaving light, chrome towel radiator, extractor fan and wall fan heater.

## Outside

The flat has views to the front toward the residential Wyndham Road area. There are well maintained areas of garden and lawn with a patio enclosure and a separate river side terrace, all of which are maintained out the maintenance fund. There is parking available in a communal car park for residents and a separate visitors area.

## Tenure

LEASEHOLD 125 years from 1999

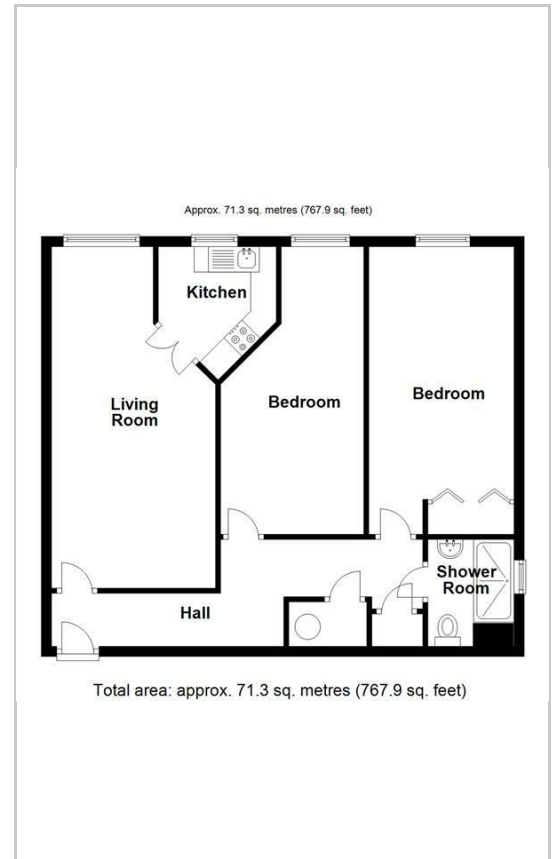
Ground Rent: £645.39 P/A

Service Charge: £3086.44 P/A

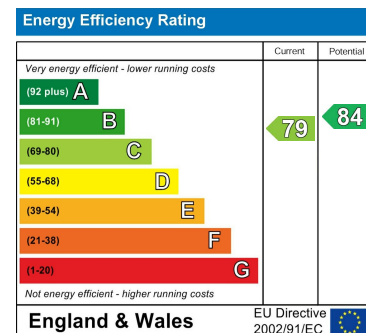
## Area Map



## Floor Plans



## Energy Efficiency Graph



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