



50 Archers Court, Salisbury, Wiltshire, SP1 3WE

£122,000 Leasehold

**A second floor one bedroom retirement flat within the main block of this popular retirement development and close to communal facilities. No onward chain.**

### **Description**

The property is a one bedroom, second floor retirement flat in a popular development situated within convenient, level walking distance of the city centre. The flat has use of the communal facilities including a lift, a laundry, residents lounge, car park and well maintained gardens which include a riverside seating area. There is also a bus stop directly outside on Castle Street. There is a resident house manager and a 24 hour care response system with emergency pull cords in all rooms and the property benefits from PVCu double glazing and electric heating. The residents have created a good community spirit and it is an ideal environment for those seeking independent living within a sheltered complex. The accommodation comprises an entrance hallway, a sitting/dining room which leads to a kitchen. There is a double bedroom with fitted wardrobes and a wet room. It is a condition of purchase that residents are over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other over 55 years. NO ONWARD CHAIN.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Communal Entrance Hall**

Communal fob secure doors.

#### **Entrance Hall**

Large storage cupboard housing electric fusebox and meter with hot water cylinder and immersion.

#### **Sitting/Dining Room 18'0" x 10'9" (5.49m x 3.30m)**

Wood effect floor, dimplex heater, TV point, glazed doors to;

#### **Kitchen 7'3" x 7'1" (2.23m x 2.18m)**

Fitted with base and wall units with work surfaces over, sink and drainer, integrated electric oven, hob and extractor, space for fridge and freezer.

#### **Bedroom 14'9" x 8'11" (4.50m x 2.74m)**

Window to front, dimplex electric heater, built in wardrobe with mirror fronted doors, telephone point.

### **Wet room**

Shower area, low level WC, wash hand basin with cupboard under, extractor, fully tiled walls.

### **Tenure**

125 year lease with approximately 99 years remaining. The ground rent for the half year to 31/8/23 is £126.90 and the half yearly service charge to 31/8/23 is £1172.85.

### **Outside**

To the rear of the block are extremely well tended communal lawns and flower beds with a riverside seated area. It would be possible to walk to the city centre predominantly along the riverside. There is also a car park for both residents and visitors.

### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94.

### **Services**

Mains water, electricity and drainage are connected to the property.

### **Directions**

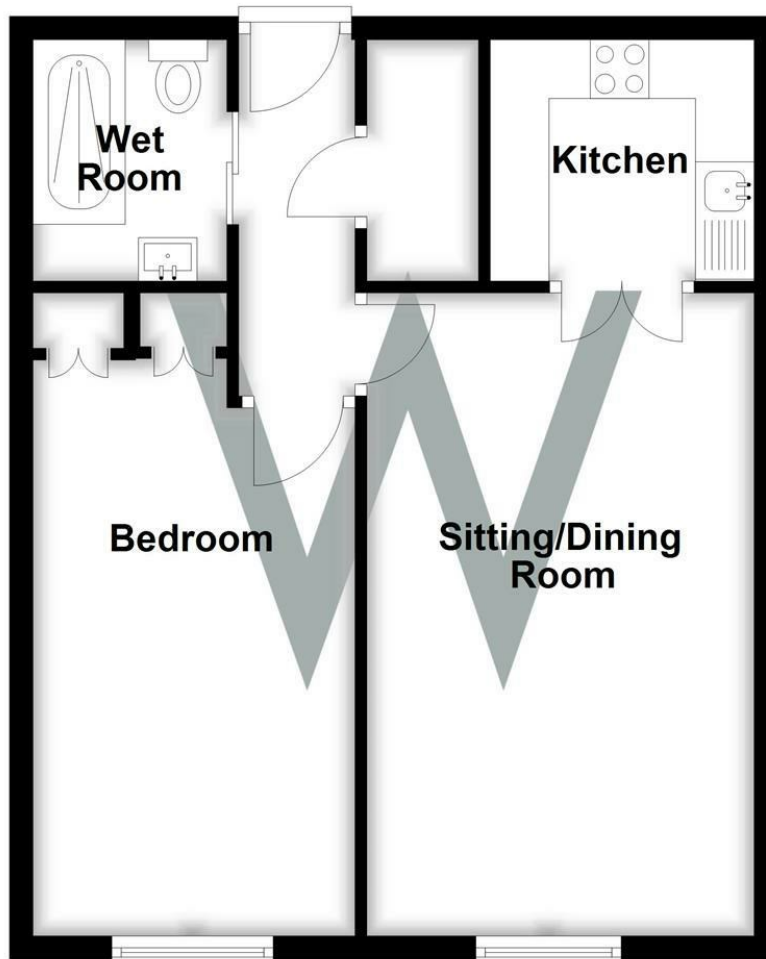
From our office in Castle Street proceed away from the city centre and Archers Court can be found on the left hand side opposite the turning for Wyndham Road.

### **WHAT3WORDS**

What3Words reference is: [///latest.minus.apply](https://www.what3words.com/#!/latest.minus.apply)

## Floor Plan

Approx. 46.9 sq. metres (505.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**WHITES**  
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