



48 Archers Court, Salisbury, Wiltshire, SP1 3WE

£120,000 Leasehold

A city centre one bedroom second floor retirement flat offered with 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

Walk-in storage cupboard housing hot water tank and immersion with shelving, wall mounted electric fusebox and meter.

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

Window to front, night storage heater, TV and internet points, glazed double doors to;

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

Fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer under window to front, integrated electric oven, four ring hob and extractor over, space for fridge, wall mounted electric heater.

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

Window to front, night storage heater, telephone point, mirror fronted doors to fitted wardrobe.

Shower room

Fitted with a suite comprising shower cubicle, low level WC, wash hand basin with cupboard under, electrically heated towel rail, wall mounted electric heater, strip light.

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.

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 £1298.13.

Services

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

Outgoings

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

Directions

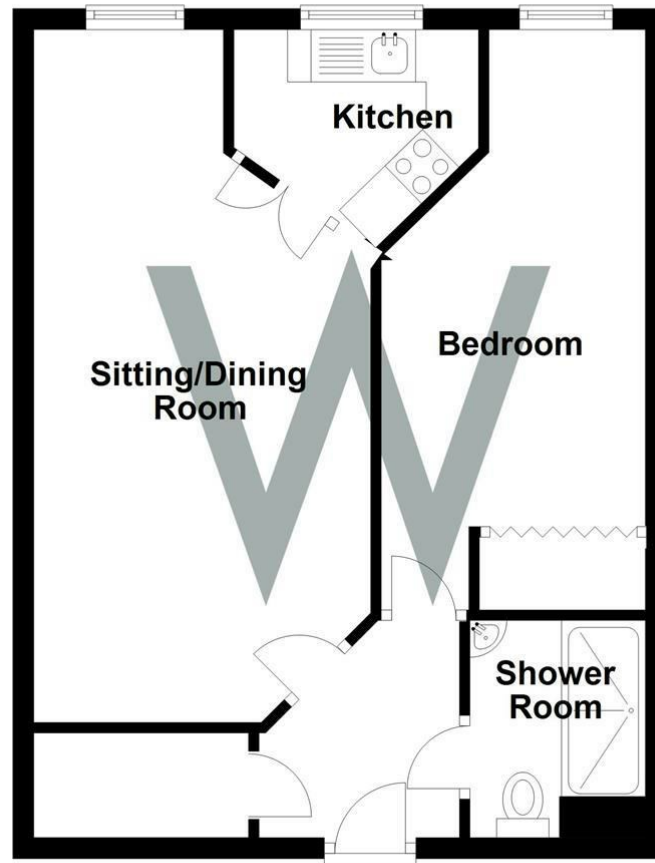
From our office in Castle Street proceed away from the city centre and Archers Court can be found on the left hand side opposite the turning for Wyndham Road.

WHAT3WORDS

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

Floor Plan

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 45.1 sq. metres (485.7 sq. feet)



WHITES

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

