



10 Archers Court, Castle Street, Salisbury, Wiltshire, SP1 3WE

£120,000 Leasehold

**A ground floor one bedroom retirement flat within the main block of this popular retirement development and close to communal facilities.**

### **Description**

The property is a one bedroom retirement flat in a popular development situated within convenient, level walking distance of the city centre. Being on the ground floor of the main block, the flat is close to the communal facilities including 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 bathroom which has a bath with a shower over. 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 22'11" x 10'7" both max (7.01m x 3.24m both max)**

Glazed door and window to front, TV point, night storage heater, glazed double doors to:

#### **Kitchen 7'8" x 7'7" (2.35m x 2.32m)**

Fitted with base and wall units with tiled splashbacks, stainless steel sink and drainer under window to front, space for fridge/freezer, integrated electric oven and hob with extractor over, wall mounted electric heater.

#### **Bedroom 16'11" x 9'1" (5.17m x 2.79m)**

Window to front, night storage heater, fitted wardrobe,

### **Bathroom**

Fitted with a suite comprising walk in bath with shower over, low level WC, wash hand basin with cupboard under, wet boarded and tiled walls, electric heater, extractor, strip light and shaver point.

### **Outside**

There is a communal car park used on a first come, first served basis including visitor spaces. There is an attractive communal garden for use by all the residents part of which adjoins the River Avon.

### **Services**

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

### **Outgoings**

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

### **Tenure**

The property is held on a 125 year lease from 1997. The current service charge is £2596.46 and the Ground Rent is £553.20.

### **Directions**

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

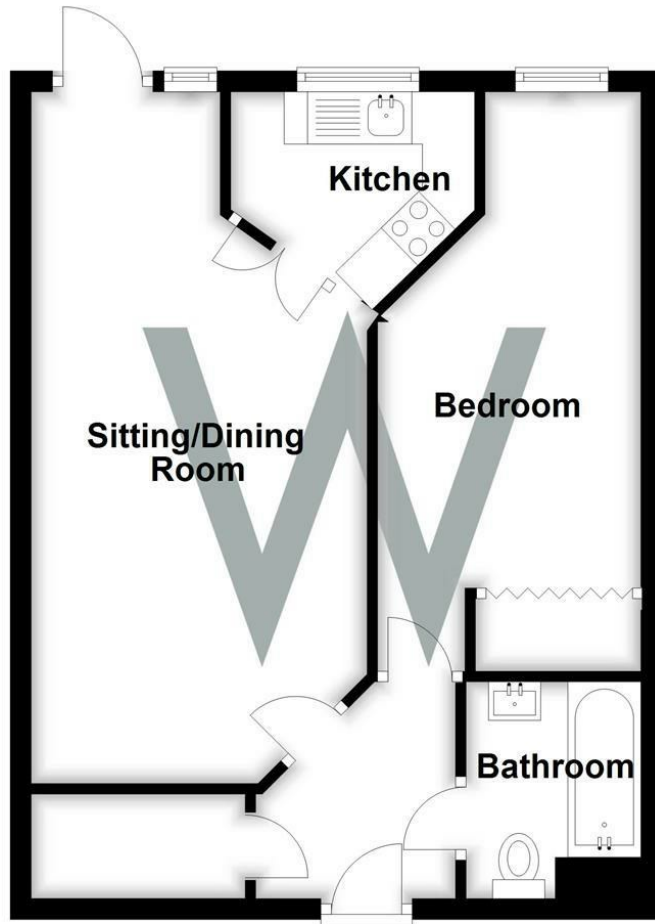
### **WHAT3WORDS**

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# Floor Plan

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



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**WHITES**  
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