



17 Florence Court, Wilton, Salisbury, Wiltshire, SP2 0FD

£230,000 Leasehold



## **A two bedroom duplex apartment set in a gated community for the over 55's in the centre of this popular town.**

### **Description**

The property is a nicely proportioned two bedroom duplex apartment situated in a gated community offering independent living for the over 55's. The development is situated in a quiet and central position in the popular town of Wilton, a short distance from the market square/town centre. The development has attractive brick and flint buildings surrounded by well kept communal gardens. Situated on the first and second floors, the property is accessed via a secure entrance intercom system. There is an entrance hall, two double bedrooms which both have fitted wardrobes and the master bedroom has a Juliette balcony and an en-suite shower room. There is also a family bathroom. On the second floor is a sitting/dining room and a kitchen/breakfast room which also has a Juliette balcony and integrated appliances. Near to the property is a designated parking space and further benefits include double glazing and gas central heating. The development also has a manager whose office is by the gated entry. The property is located within easy reach of the market square and the town has a famous church, a weekly market, a community centre, doctor's surgery, dentist's practice, post office and a variety of shops. There is a good bus service to Salisbury which is four miles away.

### **Property Specifics**

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

#### **Communal Entrance Hall**

Secure entry system, door to communal gardens, stairs to first floor, private front door to;

#### **Entrance Hall**

Entrance intercom phone, cupboard housing electric fusebox and meter, window, radiator.

#### **Bedroom One 15'5" x 10'5" (4.70m x 3.18m)**

Juliette balcony and window, radiator, fitted double wardrobe, door to;

#### **En-suite Shower Room**

Fitted with a white suite comprising shower cubicle, wash hand basin with cupboard under, low level WC, extractor, inset spotlights, heated towel rail, part tiled walls.

#### **Bedroom Two 15'10" x 9'10" both max (4.84m x 3.01m both max)**

Dual aspect windows, fitted double wardrobe, radiator.

### **Bathroom**

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, panelled bath with shower and shower screen, inset spotlights, extractor, part tiled walls, heated towel rail, airing cupboard.

### **2nd Floor - Landing**

Radiator, storage cupboard.

### **Sitting/Dining Room 20'0" x 12'2" both max (6.10m x 3.73m both max)**

Dual aspect windows, media plate, radiator, space for table and chairs, wall mounted thermostat.

### **Kitchen/Breakfast Room 13'4" x 9'0" (4.08m x 2.75m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring hob and extractor over, integrated dishwasher and fridge/freezer, space/plumbing for washing machine, radiator, inset spotlights, tiled floor, Juliette balcony and window.

### **Outside**

Within the gated area are well tended communal gardens with ample seating areas. There is an allocated parking space near to the communal entrance door.

### **Services**

Mains gas, 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 £2317.96.

### **Tenure**

Held on a 125 year lease from 2008. There is a service charge of £212 per calendar month and a biannual ground rent of £162.48.

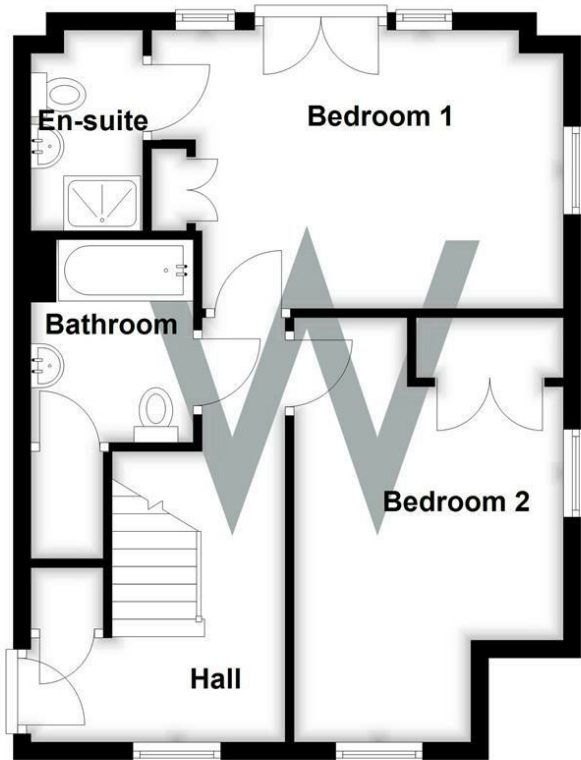
### **Directions**

From Salisbury take the A36 Wilton Road and at the roundabout turn left on to the A30, through Wilton. Proceed through the traffic lights and turn left in to Florence Mews before the road bears left in to Shaftesbury Road. At the end turn left in to Florence Court.

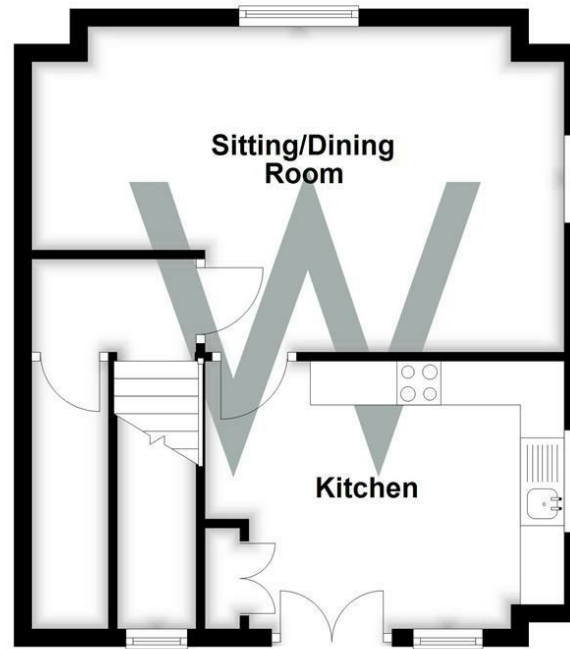
### **WHAT3WORDS**

What3Words reference is: [///promising.rounds.plot](https://www.what3words.com/promising.rounds.plot)

**First Floor**  
Approx. 47.8 sq. metres (514.4 sq. feet)



**Second Floor**  
Approx. 41.0 sq. metres (441.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	76	
(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	

**WHITES**  
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