



Flat 3, Pembroke Court, West Street, Wilton, Salisbury, Wiltshire, SP2 0DG

£120,000 Leasehold

A one bedroom ground floor retirement apartment for the over 55s situated within a level walk of the town centre. No onward chain.

Directions

Leave Salisbury on the A36 and continue into the town past Wilton House. At the traffic lights proceed forwards into West Street and Pembroke Court can be found on the right hand side.

Description

Pembroke Court is a purpose built retirement complex for the over 55s. The accommodation is ideal for either a single occupancy or a couple, comprising an entrance hallway, a sitting/dining room, an archway through to a kitchen, a double bedroom and a shower room. The apartment also benefits from PVCu double glazing, electric heating and emergency pull cords in all rooms. Within the complex there is a communal lounge, laundry, car park and attractively maintained riverside gardens together with a guest suite available for friends and family to use for a small charge. There is also a resident house manager. Pembroke Court lies close to the centre of Wilton which has an excellent range of amenities including shops, doctors' surgeries and a bank. There is also a regular bus service to Salisbury which has an extensive range of shopping and other amenities. The property is offered to the market with no onward chain.

House Specifics

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

The property is approached via a secure communal entrance hallway, a private front door to:

Entrance hallway

Electric radiator, emergency pull cord, cupboard housing fusebox, airing cupboard housing factory insulated hot water cylinder and immersion with shelving, high level electric fusebox.

Sitting/dining room 16'2" x 10'8" (4.93m x 3.25m)

PVCu double glazed window to front, TV point, space for table and chairs, electric radiator, emergency pull cord. Archway to:

Kitchen 10' x 5'10" (3.05m x 1.78m)

Fitted with cream fronted base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer with mixer tap, space and plumbing for dishwasher, space for fridge/freezer, electric cooker, extractor, emergency pull cord..

Bedroom 10'6" x 9' (3.20m x 2.74m)

PVCU double glazed window to front, emergency pull cord, TV point, built-in double wardrobe.

Shower room 6'8" x 5'5" (2.03m x 1.65m)

Fitted with a white suite comprising large shower cubicle with Mira shower, low level WC, pedestal wash-hand basin, electrically heated towel rail, emergency pull cord, extractor, wall mounted electric heater, striplight and shaver point.

Outside

Adjacent to the blocks is a communal car park and behind the second block is an attractive communal garden which leads down to the river.

Tenure

The property is leasehold with a term of 189 years from 1991. There is no ground rent. Service charge for 2023 (Jan-Dec) is £3629.96. There is a resident manager.

Services

Mains water, electricity and drainage are connected to the property. Provision for telephone subject to transfer regulations. Electric heating.

Outgoings

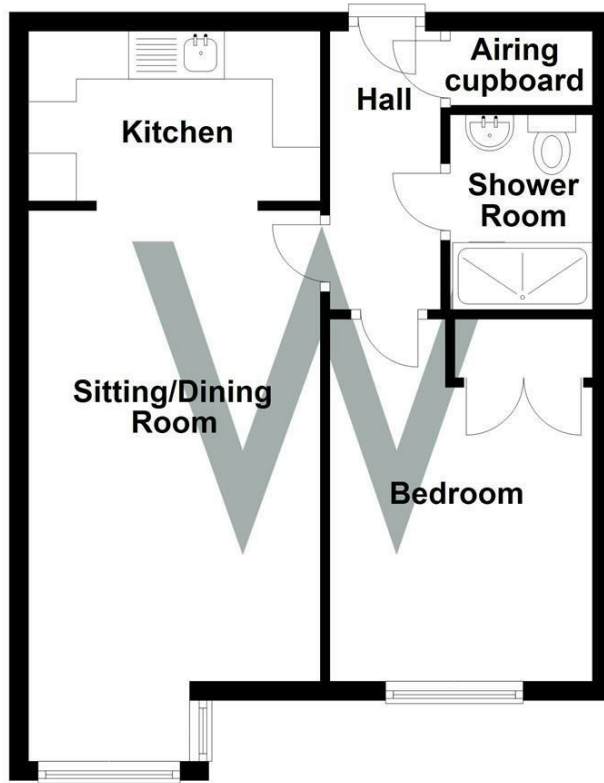
The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £1971.84.

WHAT3WORDS

What3Words reference is: [///code.easygoing.opposing](https://www.what3words.com/#!/code.easygoing.opposing)

Floor Plan

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 41.5 sq. metres (446.9 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	76
(69-80) C	78
(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	



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