



4 Earls Manor Court, Winterbourne Earls, Salisbury, Wiltshire, SP4 6EJ

£320,000 Leasehold



## **A first floor apartment situated in an attractive courtyard setting within a purpose built retirement complex for the over 55's.**

### **Description**

The property is a spacious apartment on a purpose built retirement complex for the over 55's consisting of 12 cottages and 8 apartments. The development consists of cottages and apartments set in attractive communal gardens and is an ideal environment for the independent active buyer and there is a full time, on site estate manager. This first floor apartment has well laid out accommodation which consists of a sitting room with a balcony providing views over the countryside. There is a dining area and an extremely well fitted kitchen with attractive white fronted units and integrated appliances. There is a shower room, whilst both double bedrooms enjoy a dual aspect and fitted wardrobes with a large en suite bathroom serving the main bedroom. Benefits include a single garage with on site parking for visitors and residents, PVCu double glazing and updated electric heating. There are communal laundry facilities and a visitors guest suite. The property is located in the centre of the village of Winterbourne Earls which has a village hall hosting a range of activities and there is a bus service running to Salisbury which lies approximately four miles away.

### **Property Specifics**

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

#### **Communal entrance hall**

Entrance intercom phone, stairs to first floor landing, front door to;

#### **Entrance hall**

Entrance intercom phone, night storage heater, airing cupboard housing hot water tank and immersion, storage cupboard with hanging rail.

#### **Sitting room 18'1" x 11'3" (5.52m x 3.44m)**

Fireplace with timber surround, mantel and hearth with inset electric fire, night storage heater, TV point, French doors to balcony

#### **Dining area 11'4" x 7'9" (3.47m x 2.37m)**

Window to rear, night storage heater, serving hatch to kitchen.

#### **Kitchen 11'6" x 6'9" (3.52m x 2.08m)**

Fitted with an attractive range of white fronted units with work surfaces and tiled splashbacks, sink and drainer with mixer tap, window to rear, integrated electric oven, microwave, four ring hob and extractor, washing machine and dishwasher, space for fridge/freezer, pull out larder unit.

#### **Bedroom one 16'3" x 9'6" (4.97m x 2.92m)**

Dual aspect with windows to front and side, TV point, electric heater, range of fitted wardrobes, door to;

#### **En-suite bathroom**

Fitted with a white suite comprising panelled bath, wash hand basin with fitted cupboards under and over, low level WC, heated towel rail, window to side, extractor, part tiled walls.

#### **Bedroom two 11'9" x 9'0" (3.59m x 2.76m)**

Dual aspect with windows to side and rear, electric heater, fitted wardrobes.

#### **Shower room**

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

#### **Outside**

The property is approached via a gravelled driveway providing off road parking for residents and visitors. There is a communal laundry room and within the complex are extensive, attractive communal gardens. There is a single garage with an electric up and over door, power and light.

#### **Services**

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

#### **Tenure**

Held on a 150 year lease from 1992. There is an annual service charge of £7992 paid quarterly which includes maintenance, gardening, cost of on site manager, insurance, water rates, alarm call system and use of communal laundry.

#### **Outgoings**

The Council Tax Band is ' F ' and the payment for the year 2024/2025 payable to Wiltshire Council is £3197.89.

#### **Directions**

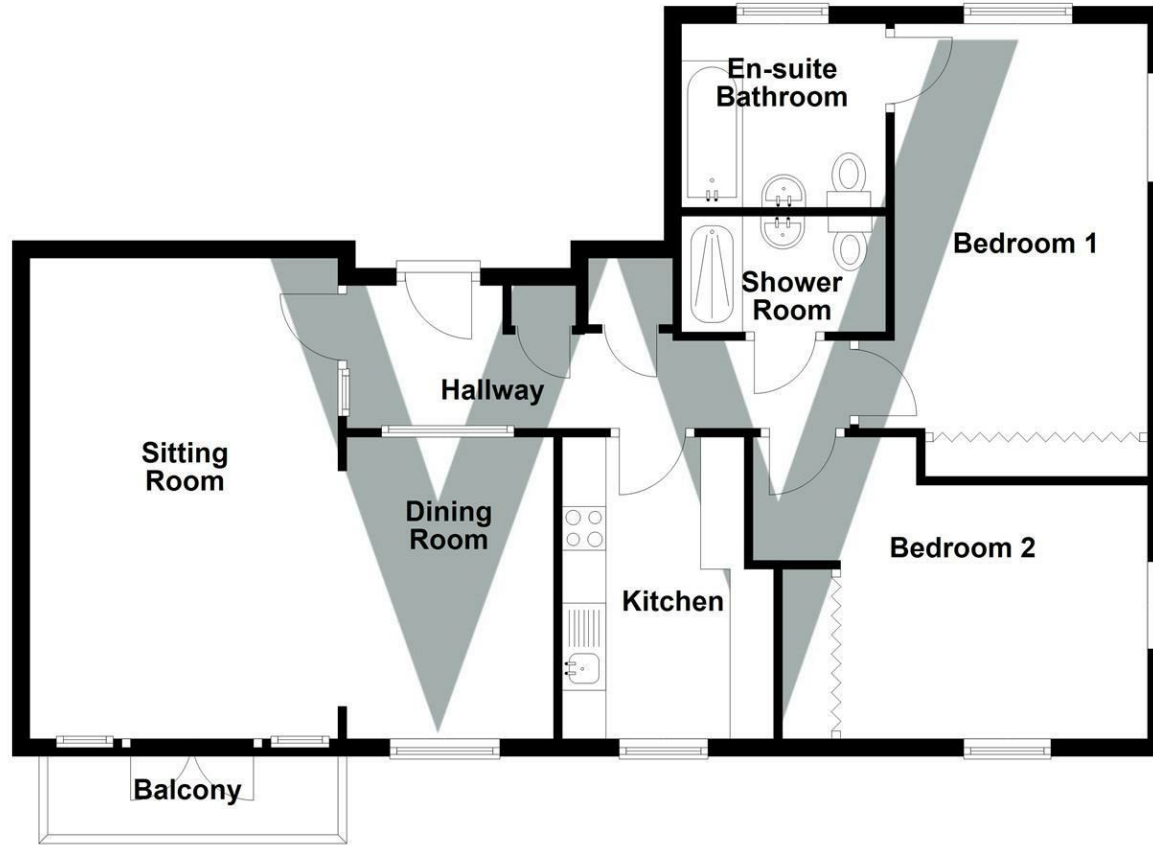
From Salisbury take the A30 London Road, proceeding under the railway bridge and at the roundabout take the second exit onto the A338 to the Winterbournes. Upon entering Winterbourne Earls the property can be found on the left hand side just after the turn for Tanners Lane.

#### **WHAT3WORDS**

What3Words reference is: ///booster.shoulders.sisters

# Floor Plan

Approx. 84.1 sq. metres (905.3 sq. feet)



Total area: approx. 84.1 sq. metres (905.3 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>	<b>71</b> <b>76</b>
(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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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