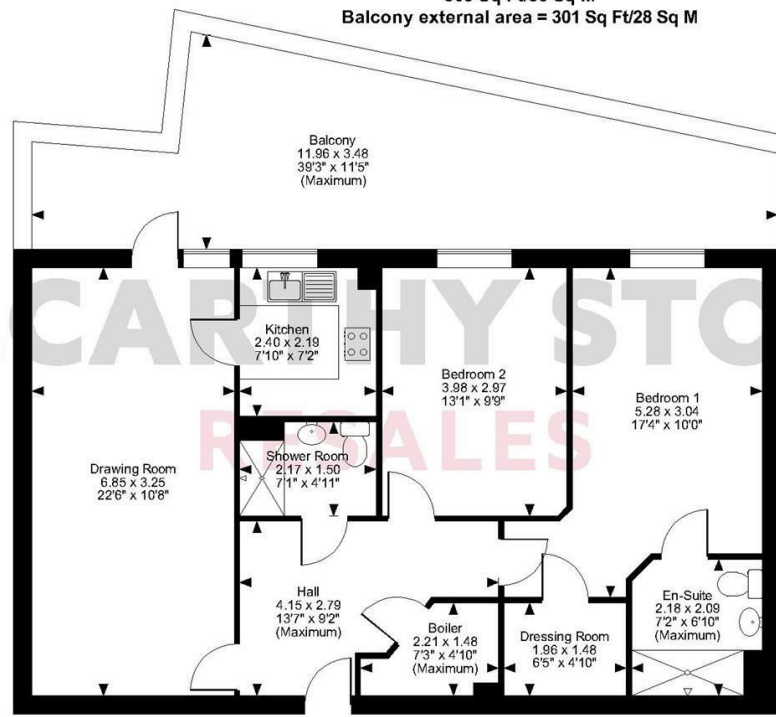


Queen Eleanor Court, Salisbury Street Amesbury, Salisbury  
 Approximate Gross Internal Area  
 863 Sq Ft/80 Sq M  
 Balcony external area = 301 Sq Ft/28 Sq M



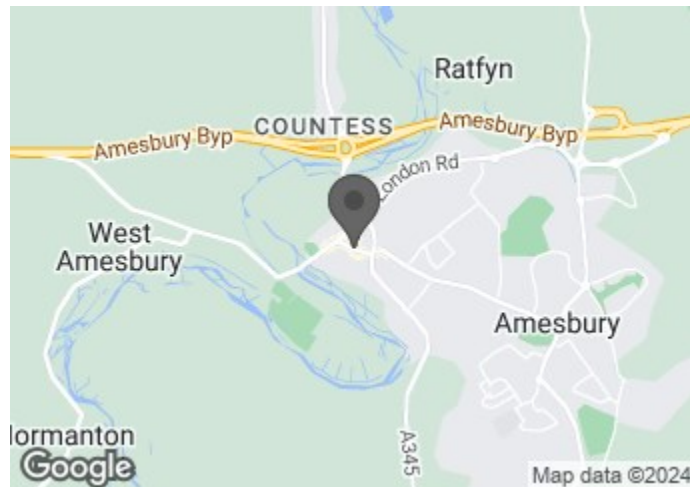
**Ground Floor**  
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 7 QUEEN ELEANOR COURT, SALISBURY STREET, AMESBURY, SP4 7FU



### COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</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			



LARGE and SPACIOUS two bed first floor Retirement Apartment boasting an EXTENSIVE BALCONY

Situated in a prime location on Salisbury Street, this apartment offers easy access to local amenities, shops, and restaurants, making it a convenient place to call home. Don't miss out on the opportunity to make this stunning retirement apartment your own and enjoy the comfort and convenience it has to offer.

### ASKING PRICE £280,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# QUEEN ELEANOR COURT, SALISBURY STREET, AMESBURY, SP4 7FU

2 BED | £280,000

## THE APARTMENT

Welcome to Queen Eleanor Court and this unique and charming apartment located in the heart of Amesbury. This delightful property boasts a spacious yet cosy reception room, perfect for relaxing or entertaining guests. Its standout feature is the extensive balcony which could be perfect for someone downsizing from a family home and whom enjoys gardening. With two spacious double bedrooms, there's plenty of space for guests to stay over. The apartment also features a modern bathroom, as well as an en-suite bathroom to the master bedroom, adding convenience to your daily routine.

## ENTRANCE HALL

Large store/airing cupboard with light, shelving and housing the Gledhill boiler supplying domestic hot water. Security intercom system providing a verbal link to the entrance door. Emergency pull cord. Feature glazed panelled door to the sitting room and additional doors to both bedrooms and the main shower room.

## LIVING ROOM

A super sitting room extending out onto the huge balcony which can easily house garden furniture and an array of pot plants. Two ceiling lights. Power points. TV and telephone points.

## BALCONY

A really beneficial feature and unique to Queen Eleanor Court. This balcony can easily accommodate garden furniture and multiple pot plants.

## KITCHEN

Modern range of 'Maple' effect wall and base units with contrasting laminated worktops incorporating a stainless steel single drainer sink unit. Excellent range of integrated appliances comprise; a four-ringed hob with stainless steel chimney hood over, built-in oven, concealed fridge and freezer. Ceiling downlights.

## MASTER BEDROOM

Double-glazed window, excellent walk-in wardrobe with hanging space and shelving. TV and power points. Door to en-suite facilities.

## EN-SUITE

Fantastic modern en-suite shower room comprising; close-coupled WC, vanity wash hand basin with mirror and light over, walk-in level access shower. Heated ladder radiator/towel rail, emergency pull cord, fully tiled walls and floor.

## SECOND BEDROOM

A great sized second double bedroom, which could easily be used as a study/crafts room, or even a second sitting room.

## SHOWER ROOM

Suite comprising; WC, vanity wash hand basin with mirror having integral light and shaver point over, glazed corner shower cubicle. Heated towel rail, emergency pull cord, fully tiled walls and floor.

## QUEEN ELEANOR COURT

Queen Eleanor Court is a prestigious gated community constructed in 2015 by multi award-winning retirement homes specialist McCarthy and Stone and is perfectly located adjacent to the excellent amenities available on Salisbury Street, including supermarkets, an eclectic range of retail outlets, restaurants, cafés, pubs etc. This is a 'retirement living' development exclusively for those aged over 60. Queen Eleanor Court offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Queen Eleanor Court; It is a vibrant and socially active community with plenty of regular events and activities. Naturally all are welcome but there is certainly no obligation to participate and home owners can be as involved or remain as private as they wish.

For peace of mind our House Manager provides excellent support to Home Owners whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## PARKING PERMIT SCHEME

There is parking available on a permit basis with a charge of around £250 per annum for which there may be a waiting list.

## LEASE INFORMATION

Lease 125 Years from 2015  
Ground Rent 495. p.a.  
Ground rent review: Jan-30

## SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,689.36 per annum (up to financial year end 30/09/24).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

