





Flat 32, Elizabeth Court. Crane Bridge Road, Salisbury, SP2 7UX

- Second Floor Apartment
- Two Bedrooms
- Lift Access
- 24 Hour On-Site Staff
- Community Activities
- Residents Parking
- Communal Garden
- City Centre Location

The Property

This light and spacious second floor flat is well arranged comprising a generous sitting room, a separate, modern kitchen with space for a table and chairs, two double bedrooms and a bathroom. Elizabeth Court is an attractive development of retirement flats, classed as “very sheltered”, where residents have the benefit of 24-hour cover, weekly domestic help if required, emergency alarm pull cords, spacious residents lounge, laundry, dining room with daily three-course menu, and appointed guest suite and hobbies room. Despite the array of facilities and services it is also possible to live a very independent life here. The flats are all designed to accommodate wheelchairs if necessary, and there are lifts throughout the development. Please note that it is a requirement under the lease for a purchaser to be at least 65 years of age.

Outside

Elizabeth Court is approached from Crane Bridge Road via a drive leading to the large parking area to the front of the building. There are well maintained and attractive planters in the communal gardens.

Location

Elizabeth Court is in an excellent position in Salisbury, being a level walk from all the city’s facilities – shopping, leisure, the cathedral and a mainline station, with direct trains to London Waterloo. The front of the development overlooks Crane Bridge Road towards Elizabeth Gardens, with water meadows and the cathedral lying beyond.

A beautifully presented two bedroom flat set on the second floor of a highly desirable retirement development, within easy reach of the city centre.

Tenure: Leasehold Size: 714 ft² EPC Rating: C (78) Council Tax Band: E



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Lease Information - Remainder of 125 years from 01/01/1996.

Ground Rent: Nil

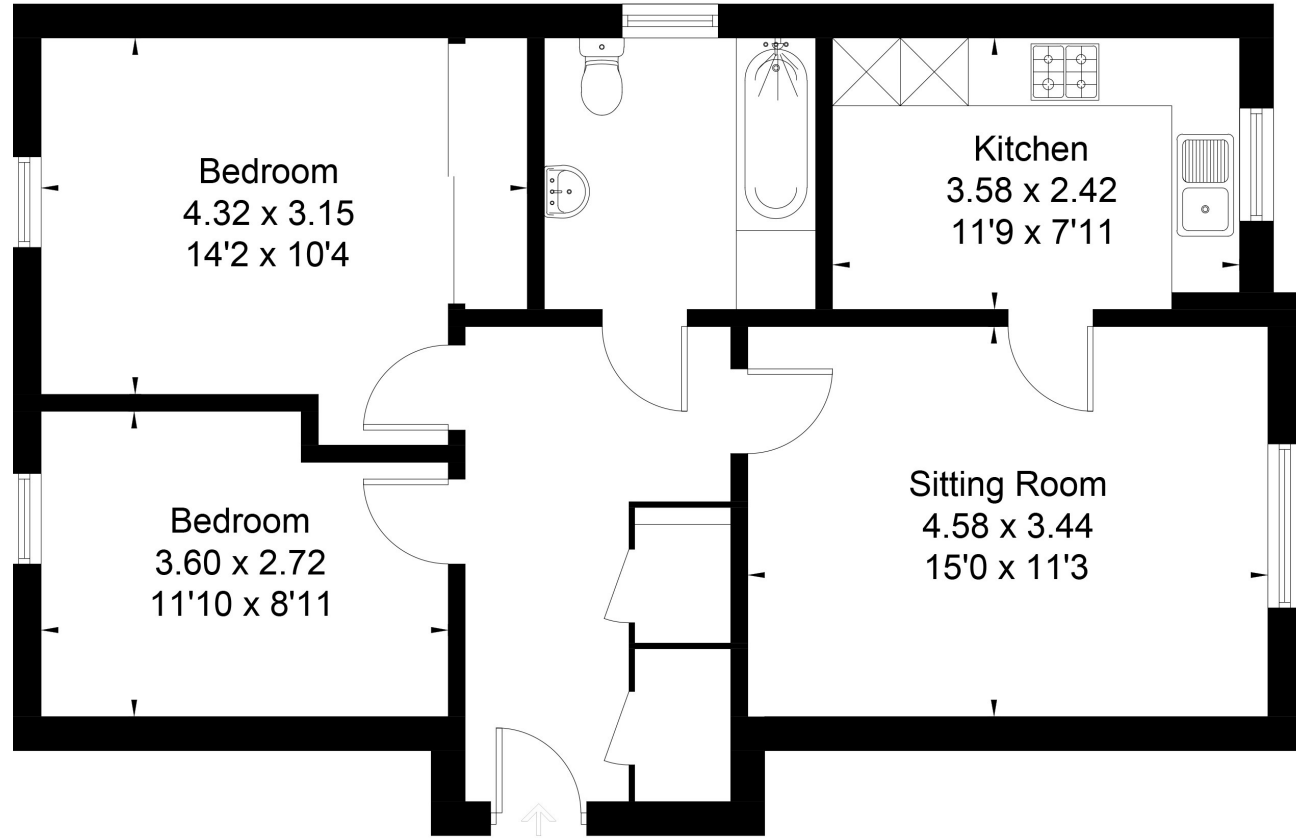
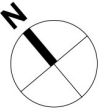
Service Charge: £799.41 per month

Train Station 0.3 Miles • Hospital 2 Miles • Salisbury Cathedral 0.3 Miles • Doctors Surgery 0.1 Miles





Approximate Area = 66.3 sq m / 714 sq ft



Second Floor

IN

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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