



Connells

Archers Court
Salisbury

Archers Court Salisbury SP1 3WE

for sale guide price
£140,000



Property Description

Offering to the market with no onward chain this generously proportioned, light and airy ground floor retirement flat. The flat comprises an entrance hall, spacious lounge/dining room, kitchen, double bedroom and bathroom. The property benefits from being newly redecorated with new flooring throughout, high performance storage heaters and contemporary lighting in the hall and lounge.

Archers Court offers a great community and is ideally located just a short walk from the centre of Salisbury and benefits from pleasant communal gardens with river frontage, communal lounge and resident and visitor parking.

Salisbury offers a range of amenities including, but are not limited to, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, and two cinemas. Salisbury train station offers direct links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth.

Entrance Hall

Doors to the lounge/ dining room, bedroom, shower room and generous airing cupboard.

Lounge/ Dining Room

22' 11" x 10' 8" (6.99m x 3.25m)

The room benefits from being newly redecorated with feature fireplace and electric fire, WiFi enabled high performance storage heater, contemporary wall lighting, rear door to communal garden, rear aspect, French door to kitchen.

Kitchen

7' 7" x 7' 10" (2.31m x 2.39m)

Comprising wall and base units with work surfaces over, stainless steel drainer sink unit with mixer taps, eye level built in oven, inset hob with extractor unit above, space for existing under counter fridge and freezer units, rear aspect.

Bedroom

16' 10" x 9' 1" (5.13m x 2.77m)

Newly redecorated and new flooring, a range of fitted bedroom storage including mirrored wardrobes, further wardrobe, over bed and bedside units, rear aspect.

Shower Room

Comprising a walk in shower unit, vanity unit with inset wash hand basin, mirror with light above, mirrored bathroom cabinet, WC, heated towel rail, fully tiled walls and new flooring.

Outside

Communal Gardens

Attractive communal gardens surround the development which is home to a great community with events and neighbourhood like feel. There is a pleasant and level riverside walk to nearby Waitrose supermarket and local city centre amenities.

Parking

Resident and visitor parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307527

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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