







### Property Description

Offering to the market with no onward chain this generously proportioned, light and airy first floor retirement flat. The flat comprises an entrance hall, spacious lounge/ dining room, kitchen, double bedroom and bathroom. The flat is situated within close proximity to the lift.

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.



## Entrance Hall

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

## Lounge

22' 3" x 10' 7" ( 6.78m x 3.23m )

Front aspect, doors to kitchen.

## Kitchen

7' 7" max x 8' 8" max ( 2.31m max x 2.64m max )

Comprising wall and base units with work surfaces over and matching sink drainer with mixer tap, eye level built in oven, inset hob with extractor unit above, space for under counter fridge and freezer units, front aspect.

## Bedroom One

16' 1" x 9' 2" ( 4.90m x 2.79m )

Double, mirror fronted built in wardrobe. Front aspect

## Shower Room

Comprising large walk in shower, wash hand basin, WC, heated towel rail.

## 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

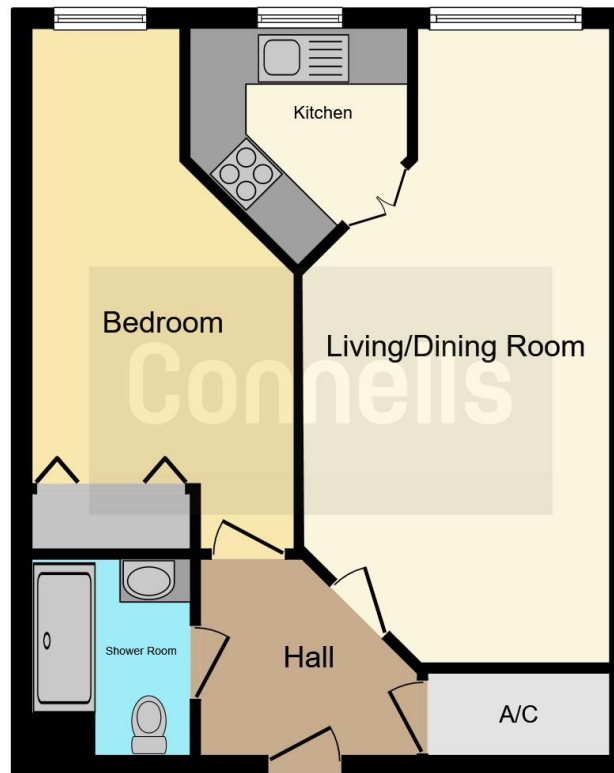












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**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
 Salisbury SP1 3TS

EPC Rating: B

Council Tax  
 Band: D

Service Charge:  
 2596.46

Ground Rent:  
 553.20

Tenure: Leasehold

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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

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