





Property Description

Offering to the market this generously proportioned, first floor retirement flat. The flat comprises an entrance hall, spacious lounge/dining room, kitchen, one bedroom and a shower room. There is lift access to this flat.

There is an office and full time manager on the premises.

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

Cupboard, doors to lounge, bedroom & bathroom

Lounge/Diner

23' x 10' 7" (7.01m x 3.23m)

Window front aspect, door to kitchen, wall lights, safety pull cord.

Kitchen

7' 6" x 6' 6" (2.29m x 1.98m)

Comprising wall & base units with work surfaces above, sink/drainers with mixer tap, electric hob, raised built in oven, space for fridge freezer, safety pull cord

Bedroom

16' 9" x 9' 1" (5.11m x 2.77m)

Window front aspect, double fitted wardrobe, wall lights, safety pull cord

Shower Room

Comprising shower cubicle with thermostatic shower, wash hand basin with mixer tap and storage unit below, WC, heated towel rail

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.





To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
Salisbury SP1 3TS

EPC Rating: B

Council Tax
Band: D

Service Charge:
2830.88

Ground Rent:
553.20

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308182

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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