



Flat 28 Elizabeth Court, Crane Bridge Road,
Salisbury, Wiltshire

Jordan &
Mason

Flat 28 Elizabeth Court, Crane Bridge Road, Salisbury, Wiltshire, SP2 7UX

£295,950 Leasehold

Brief Property Description

The property comprises a modern two-bedroom first floor apartment which benefits from lift or stair access and forms part of this exclusive city centre retirement complex for residents over 65 years of age. The development has 24 hour on-site management and pull chord safety alarms, along with the superb residents lounge with conservatory and a dining room with daily menu, bookable in advance and a laundry room. Internally the comfortably proportioned accommodation, designed with wheelchair access, enjoys gas fired central heating and will have the benefit of newly fitted Upvc double glazing (in process). A wide entrance hall, with excellent store room and separate linen cupboard off, leads to all rooms including a generous sitting/dining room with raised bay window. There are two double bedrooms, one with built-in wardrobe. The kitchen/breakfast room and the bathroom are well fitted but both, though fully functional, offer an opportunity to update to one's own style and taste. A telephone entry system gives access to visitors via secure entrance doors. Elizabeth court itself is highly regarded and enjoys a superb central position within the city, close to the cathedral and Queen Elizabeth Gardens and within reasonable walking distance of the mainline rail station with services to London Waterloo and the West Country. Viewing is highly recommended.

The Location and nearby Facilities

The property is situated within an exclusive retirement development in the heart of Salisbury and within a short distance of the world-renowned Salisbury Cathedral and nearby Queen Elizabeth Gardens. Salisbury city centre itself is also available within walking distance and enjoys a thriving atmosphere with numerous restaurants and cafeterias offering alfresco dining from a worldwide cuisine. Numerous retail and brand named stores are available in Salisbury and the city has a growing cultural and Arts community along with its ever popular Playhouse and Studio theatres and leisure centre.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
28 Elizabeth Court



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Directional note:

By car and from Blue Boar Row follow the one-way system to the T junction with Exeter Street and turn right. Bear left into New Street and continue through the traffic lights. Pass / make use of the car park on left and Elizabeth Court will be found on the bend on the opposite side.

Council Tax Band: F

Lease remaining: 97 yrs

Ground rent & maintenance charge:

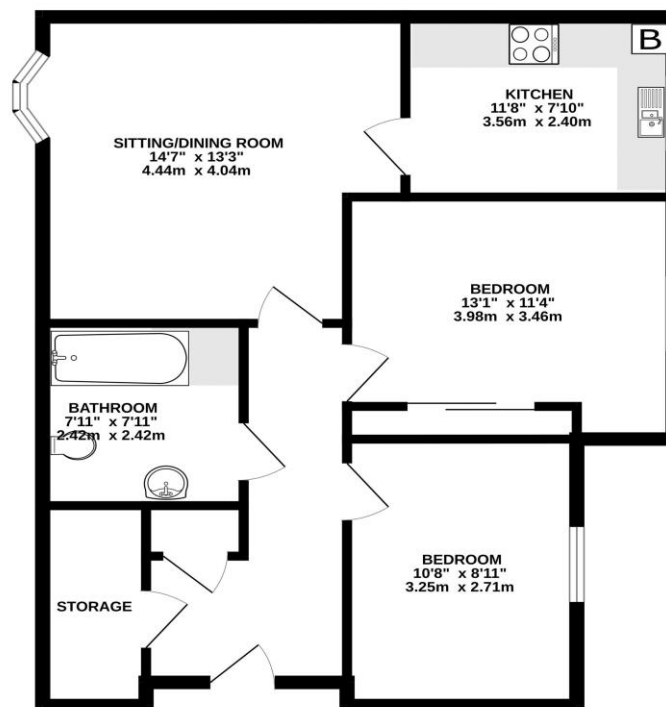
£799.00 pcm

Property reference: 00003389

Viewings:

By Appointment only with Jordan & Mason 01722 441 999

FIRST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.
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Here to help....

Local agent: Kyla Scougall
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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)