



9 PEMBROKE COURT,
WEST STREET, WILTON,
SALISBURY, WILTSHIRE SP2 0DG

GUIDE PRICE: £100,000

McKILLOP & GREGORY
ESTATE AGENTS

A VERY WELL PRESENTED
PURPOSE BUILT FIRST FLOOR
ONE BEDROOM APARTMENT
WITH OVER 55s AGE RESTRICTION
WITHIN THIS HISTORIC TOWN CENTRE

DIRECTIONS:

From Salisbury proceed away from the city along the A36 Wilton Road past the Law Courts and sports fields and golf course on the left and finally Wilton Garden Centre before reaching a roundabout where you turn left into the town centre. Continue straight through the central traffic lights and after a short distance you will see the Italianate Church on the left hand side. Pembroke Court is located opposite the church and there is visitors' parking within the central car park.

DESCRIPTION:

This is a purpose built self-contained first floor flat located within this complex of some thirty-five one and two bedroom apartments for the over fifty-fives. It was built circa 1991 and now managed by Grange Management (Southern) Ltd. Pembroke Court provides an opportunity for secure living with a resident manager and alarm care system. The apartment can be reached by either stairs or lift and the well decorated accommodation comprises an entrance hall, living room, kitchen, double bedroom and shower room all with double glazing and electric heating. There are also alarm cords in every room and communal facilities include a residents' lounge, laundry, well maintained gardens and a communal car park. There are also guest facilities available on a booking system.



LOCATION: Pembroke Court is located within easy level walking distance of Wilton town centre where there is a market square with a weekly market and a variety of shops including a bank, doctors' surgeries, dental practice and a number of pubs. The Cathedral city of Salisbury is approximately three miles away and there is a regular bus service into the city centre where there is a more extensive range of shopping, social and educational amenities.

The accommodation comprises:-

COMMUNAL ENTRANCE HALL: With security entry, staircase and lift access to the upper floors.

ENTRANCE HALL: With electric storage heater, built in airing cupboard with factory lagged hot water cylinder, security entry system. Alarm pull.

LIVING ROOM: 4.93m x 3.24m (16' 2" x 10' 7")
With view to the Italianate Church, electric storage heater, three wall lights, television aerial and telephone points, alarm pull and archway to:

KITCHEN: 3.04m x 1.79m (9' 11" x 5' 10")
With laminate work surfaces, base cupboards and drawer units beneath, matching wall cupboards over, space for fridge/freezer and washing machine and free standing cooker (the white goods in situ may be available subject to negotiation) and stainless steel single drainer sink unit. Alarm pull.

DOUBLE BEDROOM: 3.86m x 2.78m (12' 7" x 9' 1")
(Maximum dimensions) View to the Italianate Church, electric storage heater, built in double wardrobe, television aerial and telephone points. Alarm pull.

SHOWER ROOM: Tiled and screened shower cubicle with Mira electric shower, WC, wash hand basin, part tiled walls, Dimplex wall fan heater and shaving light. Alarm pull.

OUTSIDE: The complex has a community lounge, laundry and there is access to a pleasant courtyard garden. At the rear of the development there is a well maintained lawned and planted communal garden adjacent to a tributary of the River Wylye. There is a central car park for residents' parking with a limited number of visitors' spaces.



SERVICES: Mains electricity, water and drainage are connected to the property.

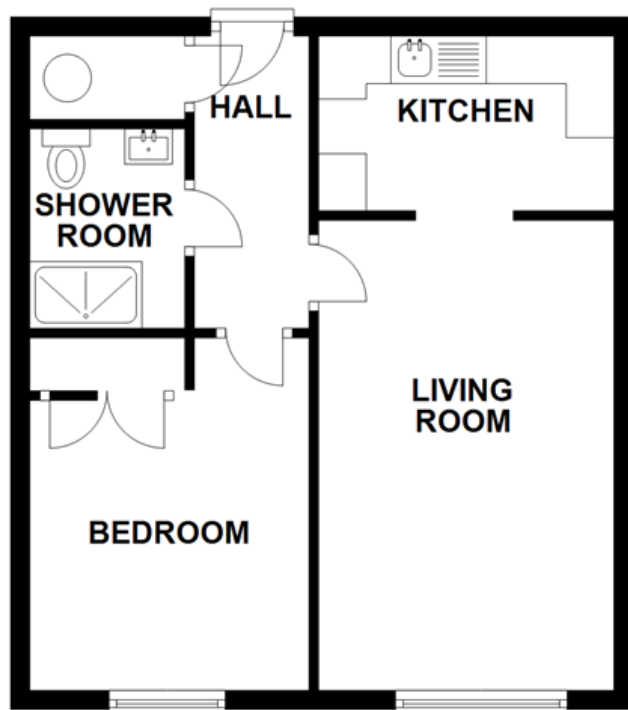
COUNCIL TAX BAND: C £1,740.59

TENURE: Leasehold (70 years remaining)

SERVICE CHARGE: £2,872.80 per annum.



FLAT ON FIRST FLOOR
APPROX. 42.0 SQ. METRES (452.2 SQ. FEET)



TOTAL AREA: APPROX. 42.0 SQ. METRES (452.2 SQ. FEET)

Flat 9 Pembroke Court West Street Wilton SALISBURY SP2 0DG		Energy rating <h1>B</h1>
Valid until 18 October 2027	Certificate number 8899-2715-7229-7596-9033	

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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Viewing By confirmed appointment only with the vendor's agent. Telephone 01722 414747.

Agent's note Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances. We strongly recommend purchasers obtain legal advice and a survey.

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