



**Connells**

Victoria Court Stratford Road  
Salisbury



### Property Description

A no chain, two bedroom, ground floor retirement flat for the over 55's conveniently located half a mile from the city centre benefiting from being on a bus route, with local amenities including shops and Victoria Park just a short walk away. This spacious flat also has access to a pleasant communal garden with seating areas, a communal car park that accommodates for visitors and lift access to all floors. The residents can also contact the part time manager, as well as a 24 hour control centre.



## Entrance Hall

Doors to all rooms plus 2 storage cupboards

## Lounge

16' 6" x 10' 2" ( 5.03m x 3.10m )

Fireplace with electric fire, window front aspect

## Kitchen

10' 1" x 6' 2" ( 3.07m x 1.88m )

Comprising wall & base units with work surfaces above, stainless steel sink drainer, cooker with extractor above, slimline dishwasher, fitted fridge freezer, window side aspect.

## Bedroom One

9' 8" x 2' 11" ( 2.95m x 0.89m )

Fitted wardrobes, window front aspect

## Bedroom Two

10' 1" x 6' 6" ( 3.07m x 1.98m )

Window rear aspect

## Shower Room

Comprising walk in in shower, wash hand basin set into vanity unit, concealed cistern WC, heated towel rail, wall cupboard

## Outside

Communal garden with seating area.

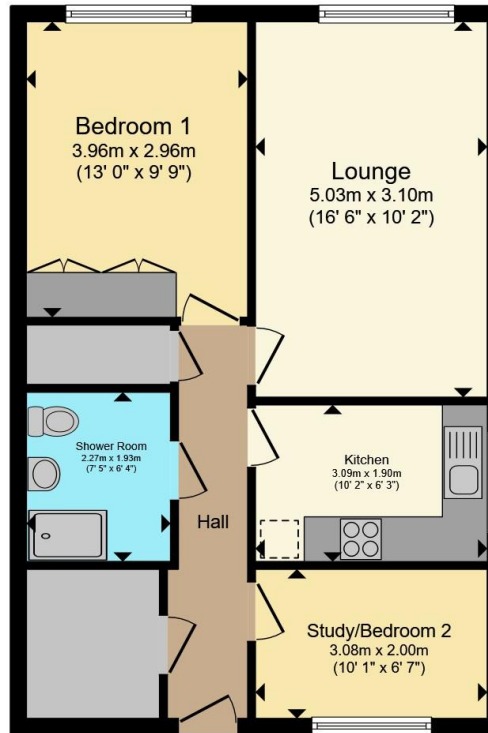
## Parking

Communal parking for residents and visitors.









Total floor area 57.5 m<sup>2</sup> (619 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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46-50 Castle Street  
 Salisbury SP1 3TS

EPC Rating:  
 Awaited

Council Tax  
 Band: C

Service Charge:  
 4962.60

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SAL308346](http://connells.co.uk/Property/SAL308346)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1985. 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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