



**Connells**

Pembroke Court West Street  
Wilton Salisbury



### Property Description

Offering to the market this well-presented retirement flat in Pembroke Court, Wilton. This first floor flat, which has lift access, has a lounge, kitchen, two bedrooms and a shower room and is offered for sale with NO ONWARD CHAIN & extended lease. This popular development for the over 55s, has a communal lounge, laundry facilities, well maintain gardens and off street parking.

Situated in the desirable market town of Wilton just a short stroll away, offering a variety of shops, medical facilities, and a post office. Additionally, a regular bus service to Salisbury ensures that the extensive amenities of the city are easily accessible.



## Entrance Hall

Doors to lounge, bedrooms and shower room. Storage cupboard.

## Lounge

15' 7" x 10' 4" ( 4.75m x 3.15m )

Window rear aspect, opening to kitchen. Fireplace feature with electric fire.

## Kitchen

10' 6" x 6' 10" ( 3.20m x 2.08m )

Comprising wall and base units with work surfaces above, stainless steel sink drainer with mixer tap, built in and raised double oven, inset hob with extractor above, space for fridge freezer.

## Bedroom One

16' 11" x 9' 2" ( 5.16m x 2.79m )

Built in double wardrobe. Window rear aspect.

## Bedroom Two

12' 2" x 6' 10" ( 3.71m x 2.08m )

Window rear aspect

## Shower Room

Comprising large shower unit, wash hand basin set into storage unit, WC, heated towel rail, extractor fan.

## Outside

Pembroke Court features picturesque stream-side gardens, offering a tranquil outdoor space with a sunny patio area, well-kept lawns, and mature borders.

## Communal

A communal lounge provides a welcoming and sociable space for residents. Laundry facilities. Guest suite available for a small charge.

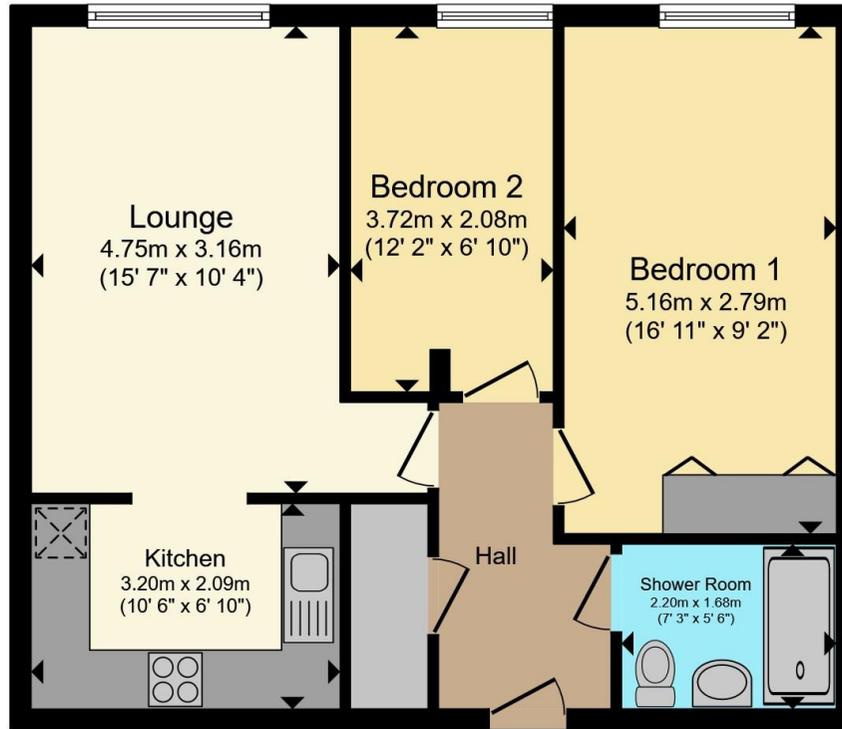
## Parking

Off-road parking is available on a first-come, first-served basis within the development.









Total floor area 57.1 m<sup>2</sup> (615 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:  
 4668.51

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SAL308341](http://connells.co.uk/Property/SAL308341)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1990. 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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