

VENDITUM

RESIDENTIAL SALES

EST. 2004



64 Archers Court

Salisbury, SP1 3WE

£159,000



A generously proportioned and thoughtfully modified ground floor apartment within this prestigious city centre development. 64 Archers Court enjoys an excellent position in this well regarded over 60s community, offering a superb combination of space, convenience and value.

The apartment has been adapted to support an occupier with limited mobility, including an automated front door, a modern wet room shower and adjusted kitchen units. The accommodation is well laid out, featuring a 6.7m x 3.3m sitting room, well appointed kitchen, two double bedrooms, shower room and unusually generous built in storage throughout.

Outside, number 64 benefits from a small paved courtyard area overlooking Castle Street, together with access to the attractive communal gardens. The development itself is exceptionally well managed, providing a full time resident manager, residents' lounge, laundry facilities, guest accommodation and an emergency Careline response system for peace of mind.

A further advantage of Archers Court is its comparatively modest management fees, which are notably lower than many retirement developments in the city—an appealing point for buyers seeking manageable ongoing costs.

This is an excellent opportunity to acquire a comfortable, secure and easily maintained home in the heart of Salisbury, within level walking distance of all amenities.



Entrance Hall

Entry phone, radiator, walk-in shelved airing cupboard and further full height storage cupboard with electrics.

Sitting Room 21'11" x 10'7" (6.7m x 3.25m)

Double glazed door to front. Feature fireplace, radiator, wall lights, telephone point.

Kitchen 7'8" x 7'0" (2.35m x 2.15m)

An adapted kitchen with lower set base units and worksurface. Inset stainless steel sink unit with mixer tap. Inset CDA electric hob with extractor hood, built in eye level oven. Integral compact dishwasher, space for fridge/freezer. Double glazed window to front aspect, electric heater.

Bedroom One 18'4" x 9'4" (5.6m x 2.85m)

Double glazed window to front aspect. Built in double wardrobe with mirrored doors, radiator and wall lights.

Bedroom Two 18'2" x 9'2" (5.55m x 2.8m)

Double glazed window to front aspect. Radiator and wall lights.

Bathroom

The bathroom has been adapted to create a wet room. White WC and pedestal basin, shower controls with floor drain, wet wall and tiled splashbacks. Heated towel rail, obscure double glazed window, electric wall heater and extractor fan.

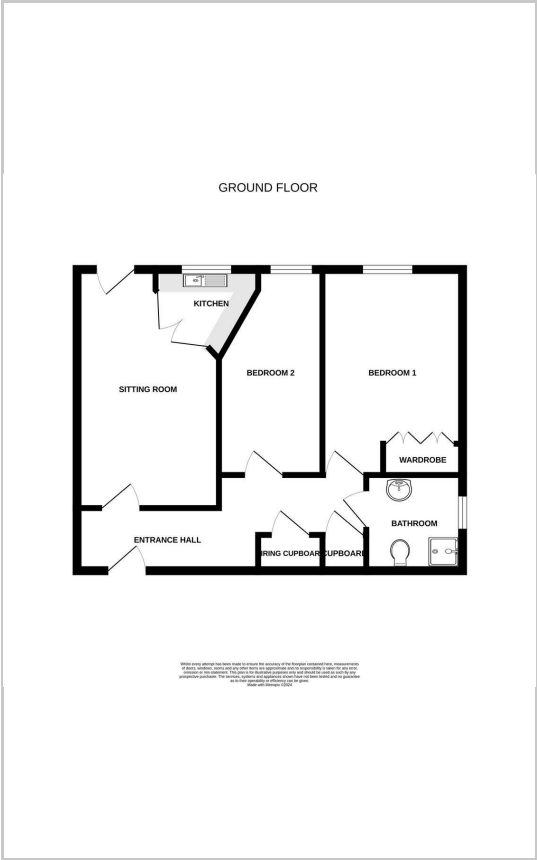
Outside

From the living room a door leads to a small paved area enclosed by a low level wall and railings. Space for pots. To the rear of the building is a good level of resident and visitor parking along with the lovely communal and riverside gardens.

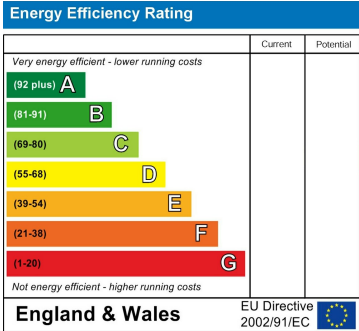
Area Map



Floor Plans



Energy Efficiency Graph



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