

Flat 27 Elizabeth Court
Crane Bridge Road
Salisbury

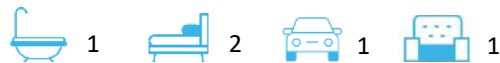




A beautifully presented two-bedroom flat set on the first floor of a highly desirable retirement development, within easy reach of the city centre.

Flat 27 Elizabeth Court
Salisbury, SP2 7UX

Guide Price:
£250,000



- Recently refurbished and new carpets
- Close to Salisbury city centre
- Modern kitchen and bathroom
- First Floor
- Light-filled double-aspect living room
- Lift access
- Active social community
- 24 hour assistance - if required
- Residents parking
- Opposite Elizabeth Gardens

The Property

A bright and spacious two-bedroom first-floor retirement apartment, situated within Retirement Security's sought-after Elizabeth Court development in Salisbury (SP2), exclusively for the over 65s. Ideally positioned opposite the picturesque Elizabeth Gardens, the property enjoys one of Salisbury's most peaceful and attractive settings.

Elizabeth Court is an independent-living retirement development comprising forty spacious apartments, designed with comfort and ease of living in mind. Ideally located in a convenient setting close to Salisbury city centre, the development benefits from the area's rich history and excellent local amenities. Positioned directly opposite the beautiful Elizabeth Gardens, with the scenic River Avon flowing through, the Court is also a short walk from the High Street.

The Owners' Lounge and Conservatory form the heart of the community, offering a welcoming social space where residents can enjoy a variety of activities and events, including knit-and-natter sessions, art groups, book clubs, coffee mornings, and poetry gatherings.

Residents can enjoy the premium services offered within a Retirement Security development, including dedicated 24-hour on-site staff, providing reassurance, safety and support at all times. An in-house catering team prepares lunch in the Owners' Dining Room. Additional benefits include weekly housekeeping within the apartment, along with full maintenance of all communal areas, allowing residents to enjoy a relaxed, low-maintenance lifestyle.

The apartment itself benefits from a large private hallway from the communal landing with walk-in storage cupboard, further built-in cupboard space and secure entry phone system. This leads into a light and airy dual aspect sitting room with a large bay window and a feature electric fire with marble-effect hearth and surround. From this room a door leads to the kitchen/breakfast room which is a fitted kitchen with a recently updated range of matching wall and base units, work surfaces with splashback tiling, inset sink/drain, inset four-ring induction hob with cooker hood over, chest-level electric oven with microwave above, and integral appliances including a full height fridge/freezer and washing machine. There is also space for a small table and chairs.

Tenure

Leasehold

EPC Rating

B (81)

Outgoings

Council Tax Band: E

Size

710 sq ft









Outside

There are well-maintained communal gardens and a patio area which provide ideal spaces to enjoy a quiet moment or relax with friends. There is parking on site for residents and visitors.

Location

Located on Crane Bridge Road, Elizabeth Court is a short, level walk from all of the city's excellent range of facilities – shopping, leisure and cultural. Salisbury boasts the renowned Playhouse theatre, an Everyman cinema and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. Salisbury has excellent road links to London, Southampton and Bournemouth and there are direct trains to London Waterloo from Salisbury mainline railway station (journey time approximately 90 minutes). The station is situated close to Elizabeth Court.

Services

All mains services are connected. Ofcom suggests that all major mobile networks offer good coverage outside and good to variable inside. Ultrafast Broadband is available.

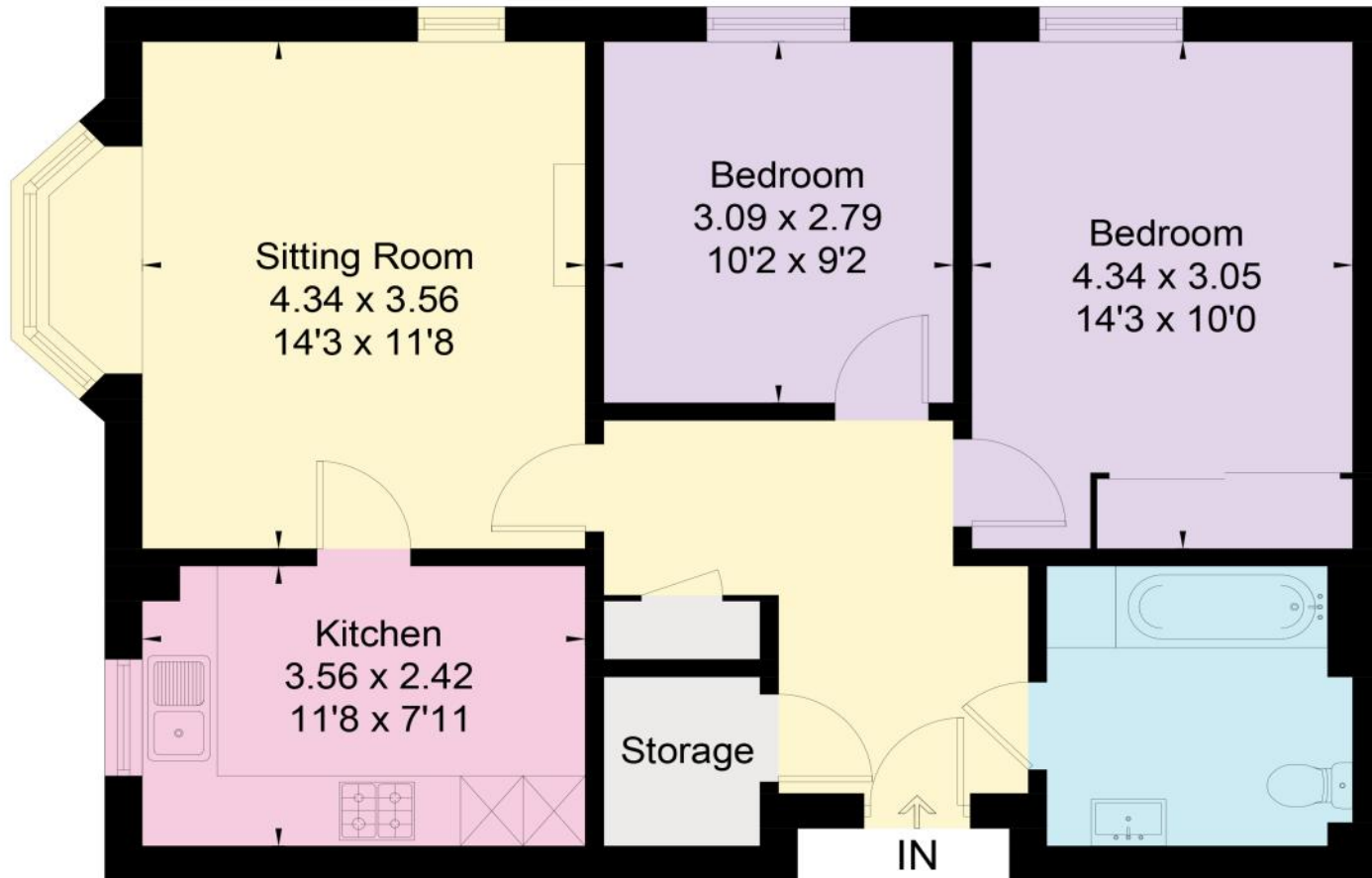
Lease Information

125 years from 1996 with 94 years remaining. Peppercorn ground rent. Service charge £1044 per month.





Approximate Floor Area = 66 sq m / 710 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105245

Disclaimer Notice

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