



**Connells**

Queen Eleanor Court Salisbury Street  
Amesbury Salisbury



## Property Description

This top floor apartment is located within a prestigious gated community built by award winning retirement specialists McCarthy and Stone. There are communal facilities and there is lift access. Facilities include a welcoming residents lounge, covered parking and beautiful communal gardens. Amesbury's many shops and restaurants are also only yards away.

### Communal Entrance Hall

With security fob access and lift to top floor.

### Entrance Hall

Storage cupboard and intercom system.

### Lounge/ Dining Room

Stylish traditional fireplace with fitted coal effect electric fire.

### Kitchen

Comprising a single drainer sink unit, extensive range of wall and base units, built in oven, inset hob unit with steel hood over, built in and concealed fridge and freezer, space for dishwasher, downlighter spots, tiled floor.

### Bedroom

This very large bedroom has a pleasant aspect.

### Walk-In Wardrobe

With ample storage and hanging space.

### Stylish Shower Room

Comprising a double walk-in shower cubicle, wash hand basin set atop of vanity unit, WC, heated chrome towel rail, tiled walls and floor, downlighter spots.

### Outside

### Communal Facilities

Access to the development, for both vehicles and pedestrians, is provided by secure electric gates, and there is a communal lounge and laundry room.

### Communal Gardens

Lovely communal gardens surround the property,









## 2nd Floor

Total floor area 68.3 m<sup>2</sup> (735 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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Unit 3 23 Salisbury Street AMESBURY  
SALISBURY SP4 7AW

EPC Rating: B

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ABY308780](http://connells.co.uk/Property/ABY308780)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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