



THIS IS A
PRIVATE
AREA

FLORENCE
COURT
PRIVATE
PROPERTY

17 FLORENCE COURT

◆ *Wilton* ◆



Located in a sought-after gated development for the over 55s, this spacious two-bedroom first-floor duplex offers independent living in the heart of Wilton. Thoughtfully designed to provide a comfortable and practical living space, the flat has a generous sitting room, a well-appointed kitchen, and two double bedrooms, one with an en-suite shower room. Residents can enjoy a communal courtyard garden, while the secure setting provides peace of mind. This is an ideal home for those looking to downsize without compromising on space or convenience. Residents can enjoy a communal courtyard garden, while the secure setting provides peace of mind. This is an ideal home for those looking to downsize without compromising on space or convenience.

◆◆◆ *17 Florence Court*

Set within an attractive flint and brick development, this well-presented property has a welcoming sense of space across two floors. The first floor comprises two double bedrooms, both with fitted wardrobes. The principal bedroom has an en-suite shower room and a Juliette balcony overlooking the courtyard garden. A further bathroom serves guests or visiting family.

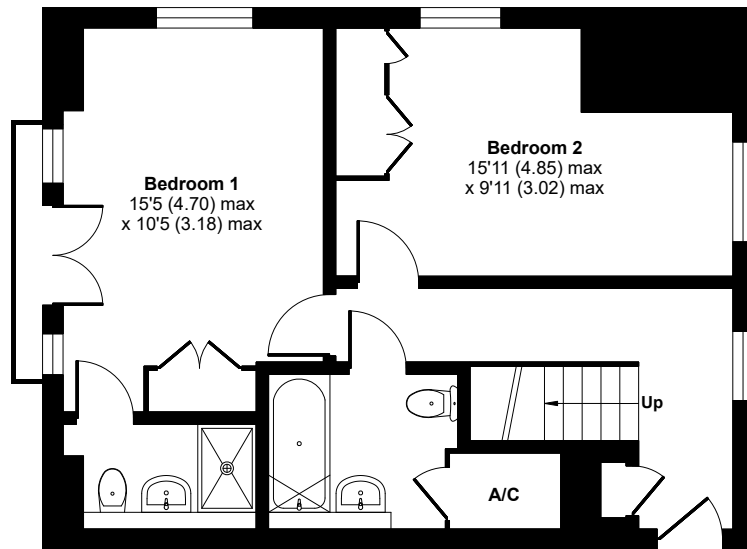




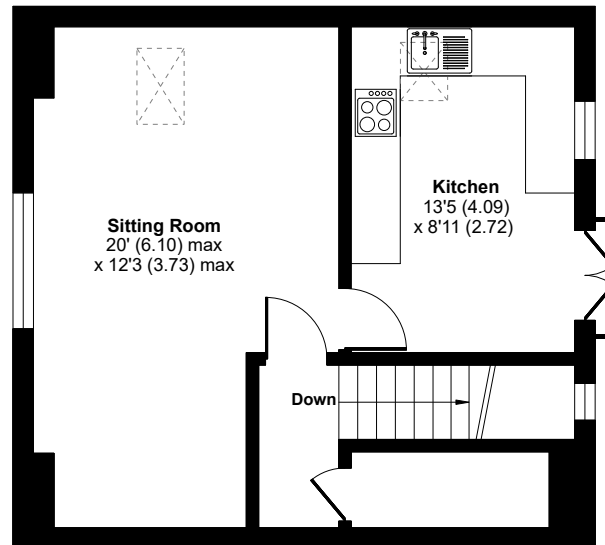
Wilton is a thriving market town known for its historic charm and welcoming community. Local amenities include a post office, doctor's surgery, several hairdressers, the best bakery and a variety of independent shops including a wonderful gift shop, an artisan food shop and a florist. A weekly market adds to the town's character, while the famous Italianate church and historic ruins offer scenic spots to explore. There is an excellent bus service provide to Salisbury, just four miles away, where there is a wider range of shops, restaurants and cultural attractions. With its combination of convenience and tranquillity, this property presents an excellent opportunity for anyone looking to embrace a relaxed yet well-connected lifestyle.

Upstairs, the light-filled sitting and dining room provides a comfortable living space, with dual-aspect windows creating a bright and airy feel. The adjoining kitchen, complete with integrated appliances, has plenty of storage and worktop space, with another Juliette balcony giving views across to the tower of the Italianate church. The communal courtyard garden is a lovely retreat, with seating areas to enjoy the surroundings, providing a perfect place to sit and chat to neighbours.





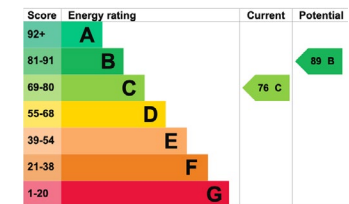
FIRST FLOOR



SECOND FLOOR



Approximate Area = 950 sq ft / 88.2 sq m
For identification only - Not to scale



KEY FEATURES

- Over 55s gated development with a secure entrance
- First-floor duplex apartment with thoughtfully designed living space
- Two double bedrooms with built-in wardrobes
- Reception room with plenty of natural light
- Kitchen with integrated appliances and a Juliette balcony
- Principal bedroom with en-suite shower room and a separate bathroom
- Gas central heating and double glazing
- Communal courtyard garden with seating
- Allocated parking space
- Close to Wilton's shops, market, and transport links to Salisbury
- EPC: C
- Council Tax Band: D

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