



12 QUEEN ELEANOR COURT, AMESBURY, WILTSHIRE SP4 7FU

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**BAXTERS**  
PROPERTY & LAND AGENTS



## **12 QUEEN ELEANOR COURT, AMESBURY, WILTSHIRE SP4 7FU**

### **PRICE GUIDE: £160,000**

Designed specifically for the over 60s, Queen Eleanor Court is a prestigious gated community developed in 2015 by multi award winning retirement homes specialist McCarthy and Stone. The development is perfectly located in the centre of Amesbury with level access to all of the town centre amenities. No 12 occupies a truly enviable first floor location with a double aspect view the length and breadth of Salisbury Street.

The apartment offers spacious, light and airy accommodation comprising of reception hall, large double aspect living room, well equipped kitchen with views over the gardens, double bedroom with deep walk-in wardrobe cupboard and a stylish shower room.



Heating is electric, the property is fully double glazed and, if required, there is a 24 hour emergency call system. There is also superfast broadband available.

Facilities and services available to residents of Queen Eleanor Court include a House Manager who is on hand to provide support to the owners and ensure the smooth running of the complex, lifts, landscaped gardens and social spaces including a relaxing communal lounge. In addition, there is a guest suite available for use by visiting family and friends for a small charge.

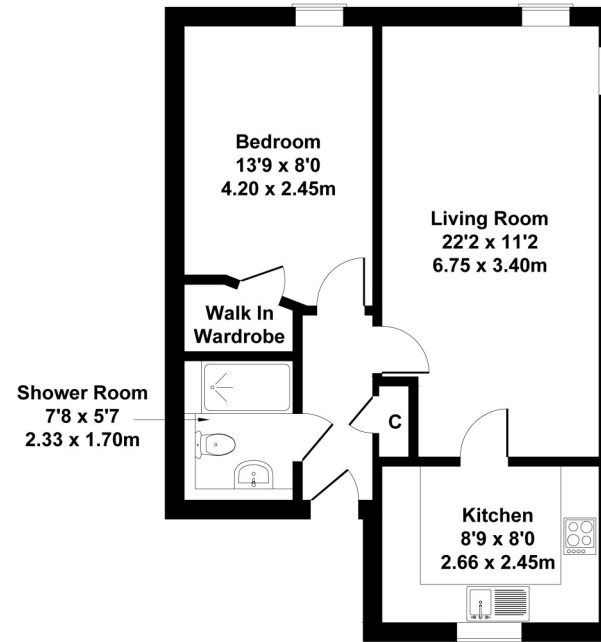
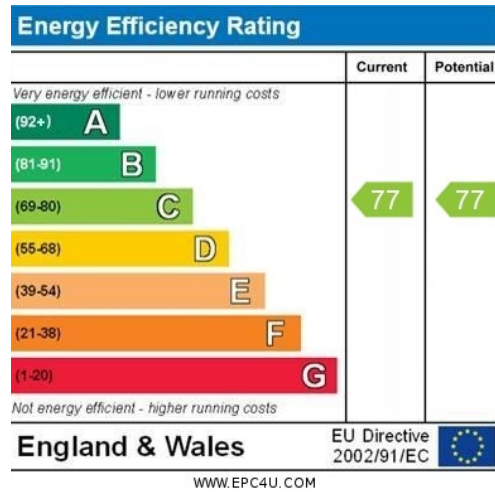
**LOCATION:** Amesbury has a variety of shops including an Aldi, butcher, baker, cafes, leisure centre and medical facilities. Both Lidl and Tesco are situated on the outskirts of the city. The historic cathedral city of Salisbury has a more extensive range of shopping, educational and leisure facilities including the theatre, arts centre and a twice weekly market. Schools include two excellent independent grammar schools as well as a variety of state and private, primary and secondary schools. There is a regular bus service from Amesbury to Salisbury and Swindon and there are train services from Grateley, Salisbury and Andover to London (Waterloo) and Exeter and from Pewsey to London (Paddington). Amesbury lies approximately 10 miles to the north of the cathedral city of Salisbury, just to the south of the A303 and easily accessible for Basingstoke, Reading and London via the M3, as well as being on the main route to Devon and Cornwall.

**DIRECTIONS:** From the cathedral city of Salisbury proceed in a north easterly direction along the A345 following the signs towards Amesbury. Upon reaching the town, at the first mini roundabout, turn left into Salisbury Road. The entrance to Queen Elizabeth Court is immediately on your right hand side, after passing the Co-op.



# 12 Queen Eleanor Court, Amesbury ,Salisbury,Wiltshire.SP4 7FU

Approximate Gross Internal Area  
592 sq ft - 55 sq m



Not to Scale. Produced by The Plan Portal 2024  
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**TENURE AND SERVICES:** Tenure: Leasehold with a residue of a 125 year lease dated from 1st January 2015. Local Authority: Wiltshire Council. Council Tax Band C £2,306.05 for year 2026/2027. All mains services connected. Mains Drainage. Electric Heating. Fully double glazed.

**Management and Service Charge:** £3,320.04 payable either monthly, quarterly or annually. **Ground Rent:** £212.50 payable half yearly. Management Company are: McCarthy and Stone Management Services Ltd, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10751.