



31 Archers Court, Salisbury, Wiltshire, SP1 3WE

£65,000 Leasehold

## About The Property

The property is a one bedroom, first floor retirement flat in a popular development situated within convenient, level walking distance of the city centre.

The flat has use of the communal facilities which include a laundry, residents lounge, car park and well maintained gardens which include a riverside seating area. There is also a bus stop directly outside on Castle Street.

There is a resident house manager and a 24 hour care response system with emergency pull cords in all rooms and the property benefits from PVCu double glazing and electric heating. The residents have created a good community spirit and it is an ideal environment for those seeking independent living within a sheltered complex.

The accommodation comprises an entrance hallway, a sitting/dining room which leads to a kitchen which has an integrated oven, hob and extractor with space for both a fridge and freezer. There is a double bedroom with fitted wardrobes and a shower room which has a three piece suite and fully tiled walls.

It is a condition of purchase that residents are over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other over 55 years. NO ONWARD CHAIN.

Archers Court lies on Castle Street with level and convenient access to the city centre and the railway station.

- First floor retirement flat
- One bedroom
- Sitting/dining room
- Kitchen
- Bathroom
- PVCu double glazing
- Electric heating
- Communal facilities
- Gardens
- No chain



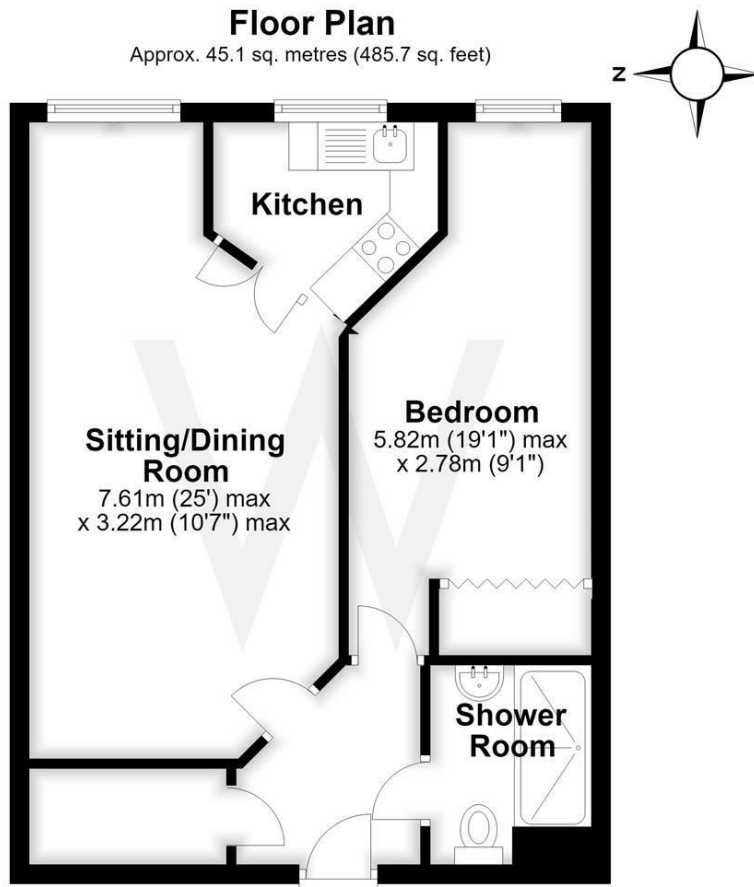
485.70 sq ft





## Floor Plan

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 45.1 sq. metres (485.7 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2777.59 (2026/2027)

Tenure: Leasehold

Services: Mains gas, electricity, water and drainage.

Heating: Electric heating with radiators

Tenure: The property is held on a 125 year lease from 1997. The current service charge is £2596.46 and the Ground Rent is £553.20.

Directions: From our office in Castle Street proceed away from the city centre in a northerly direction and Archers Court can be found on the left hand side opposite the turning to Wyndham Road.

What3words: ///latest.minus.apply

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 80                      | 82        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |