





Property Description

Offering to the market with no onward chain this generously proportioned, light and airy first floor retirement flat. The flat comprises an entrance hall, spacious lounge/ dining room, kitchen, double bedroom and bathroom. The flat is situated within close proximity to the lift.

Archers Court offers a great community and is ideally located just a short walk from the centre of Salisbury and benefits from pleasant communal gardens with river frontage, communal lounge and resident and visitor parking.

Entrance Hall

Doors to the lounge/ dining room, bedroom, shower room and generous airing cupboard.

Lounge

22' 3" x 10' 7" (6.78m x 3.23m)

Front aspect, doors to kitchen.

Kitchen

7' 7" max x 8' 8" max (2.31m max x 2.64m max)

Comprising wall and base units with work surfaces over and matching sink drainer with mixer tap, eye level built in oven, inset hob with extractor unit above, space for under counter fridge and freezer units, front aspect.

Bedroom One

16' 1" x 9' 2" (4.90m x 2.79m)

Double, mirror fronted built in wardrobe. Front aspect

Shower Room

Comprising large walk in shower, wash hand basin, WC, heated towel rail.

Communal Gardens

Attractive communal gardens surround the development which is home to a great community with events and neighbourhood like feel. There is a pleasant and level riverside walk to nearby Waitrose supermarket and local city centre amenities.

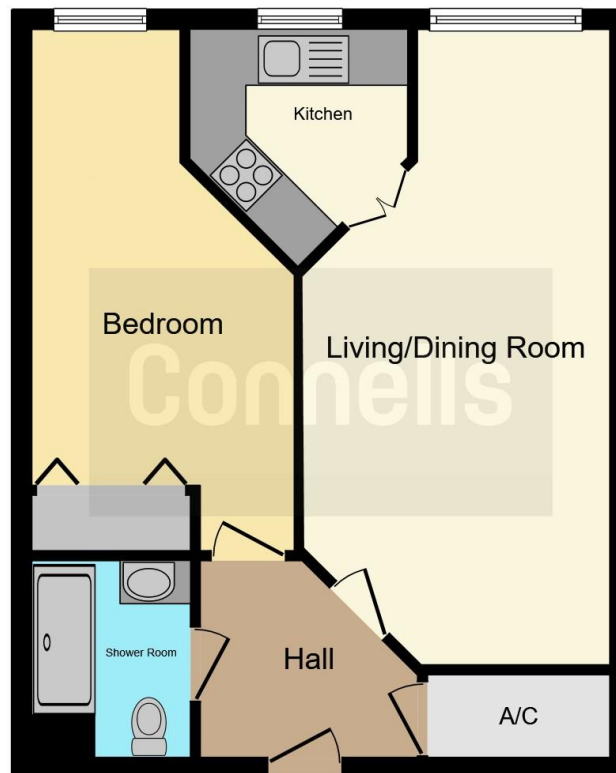
Parking

Resident and visitor parking









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.focalagent.com

To view this property please contact Connells on

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46-50 Castle Street
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EPC Rating: B

Council Tax
 Band: D

Service Charge:
 2596.46

Ground Rent:
 553.20

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307579

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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