

Flat 31, Pembroke Court West Street, Wilton, Salisbury, Wiltshire, SP2 0DG

£95,000 Leasehold

About The Property

The property is a first floor one bedroom retirement flat for the over 55's situated in a modern block in the centre of this popular town. The property is offered to the market with no onward chain.

The accommodation is ideal for either single occupancy or a couple and the flat is nicely positioned within the block with views over the communal gardens to the rear.

The accommodation comprises an entrance hallway with a useful storage cupboard which has shelving and also houses the electric fusebox. There is a sitting/dining room which has a view over the gardens and has an archway leading through to the kitchen. This has a good range of units with an integrated electric cooker and space for a fridge/freezer.

There is a double bedroom with a built-in double wardrobe and a shower room which has a white three piece suite. The apartment is presented in excellent order throughout and benefits from PVCu double glazing, electric heating and emergency pull cords in all rooms.

Communal facilities include a car park, residents lounge and a laundry/kitchen area. There is a guest room for friends and family to use for a small charge. There is also a lift and a particular feature of the development are the attractively maintained riverside communal gardens to the rear of the block. Also onsite is a resident manager.

Pembroke Court lies close to the centre of Wilton which has an excellent range of amenities including shops, doctors surgeries and a bank. There is also a regular bus service to Salisbury which has an extensive range of shopping and other amenities.

505.90 sq ft

- One bedroom first floor flat for over 55's
- Well presented
- Views over riverside communal gardens
- Sitting/dining room
- Kitchen
- Shower room
- Double bedroom
- Convenient location
- Car park
- No chain





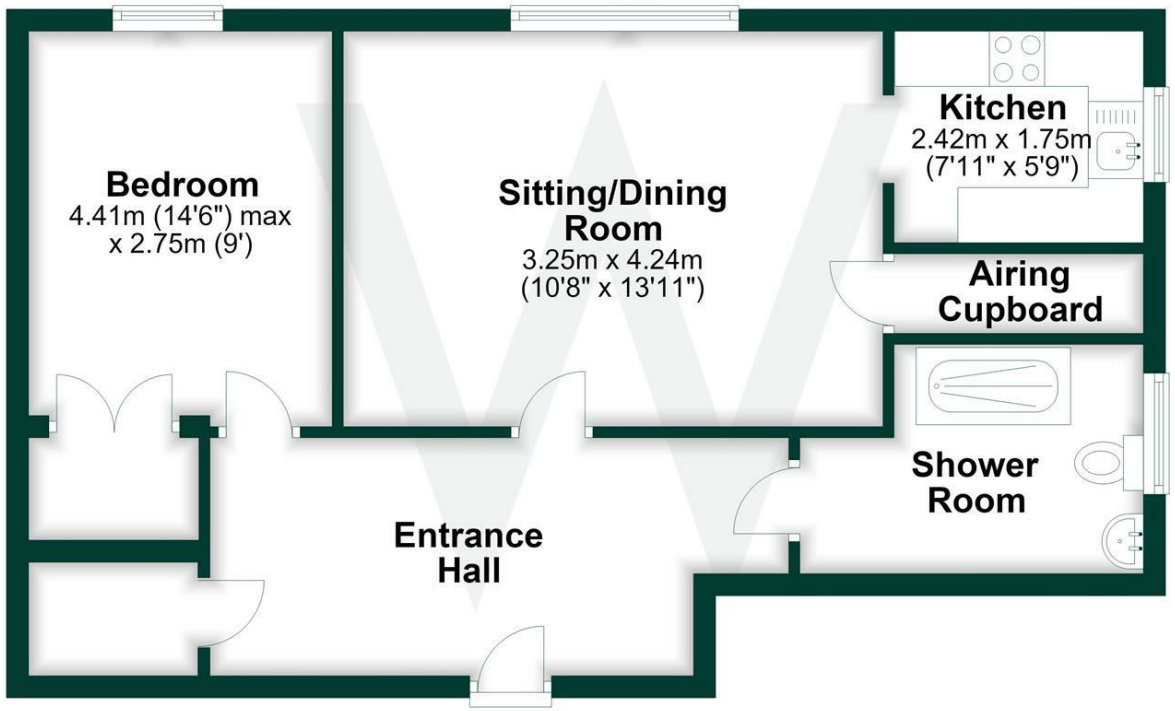








Floor Plan



Further Information

Local authority: Wiltshire Council

Council Tax: C - £2333.09 (2026/2027)

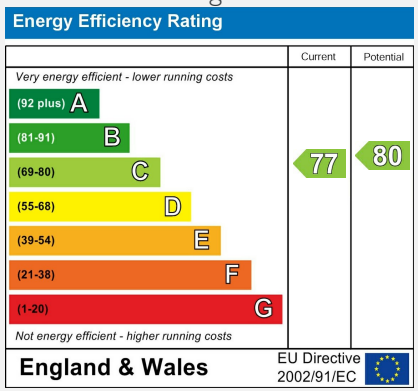
Tenure: Leasehold

Tenure details: Leasehold with a 99 year lease from September 1991. The service charge is £325 per month and there is no ground rent.
Services: Mains water, electricity and drainage.

Heating: Night storage heating

Directions: Leave Salisbury on the A36 Wilton Road and after approximately three miles, upon entering Wilton, tum left at the roundabout. Proceed into the town centre and at the traffic lights, continue forward into West Street and after approximately 200 yards, Pembroke Court can be found on the right hand side.

What3words:///free.winner.ghost



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