



28, Pembroke Court West Street, Wilton, Salisbury, Wiltshire, SP2 0DG

£165,000 Leasehold



**A two bedroom first floor retirement apartment for the over 55s situated within a level walk of the town centre. No onward chain.**

### **Description**

Pembroke Court is a purpose built retirement complex for the over 55's and is centrally situated within this popular town. The flat is located on the first floor of the rear block which has a quieter location away from the main road and can be reached by a lift. The well presented accommodation comprises an entrance hallway, a sitting/dining room leading to a fitted kitchen which has an integrated oven, hob, fridge and a free standing freezer. The main double bedroom has fitted wardrobes and the second bedroom could alternatively be used as a dining room. There is also a shower room with a contemporary white suite. The apartment also benefits from PVCu double glazing, electric heating and emergency pull cords in all rooms. Within the complex there is a communal lounge, laundry, car park and attractively maintained riverside gardens together with a guest suite available for friends and family to use for a small charge. There is also a resident house manager. Pembroke Court lies close to the centre of Wilton which has an excellent range of amenities including shops, doctors' and dentists surgeries and a post office. There is also a regular bus service to Salisbury which has an extensive range of shopping and other amenities. The property is offered to the market with no onward chain.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance Hall**

Timber front door, cupboard housing hot water tank and shelving, night storage heater.

#### **Sitting/Dining Room 16'2" x 11'1" (4.94m x 3.40m)**

Window to front, freestanding fireplace with inset electric fire, TV and telephone points, night storage heater, through to:

#### **Kitchen 11'1" x 5'10" (3.39m x 1.80m)**

Fitted with base and wall units with work surfaces over and tiled splashbacks, integrated electric oven with four ring hob and extractor over, stainless steel sink and drainer with mixer tap, integrated fridge, freezer.

#### **Bedroom One 16'2" x 8'9" (4.95m x 2.67m)**

Window to front, night storage heater, TV point, fitted wardrobe.

#### **Bedroom Two 12'11" max x 7'9" (3.95m max x 2.37m)**

Window to front, fitted wardrobe, telephone point, electric heater.

#### **Shower Room**

Fitted with a white suite comprising large shower cubicle, low level WC, pedestal wash hand basin, extractor, electric heated towel rail, part tiled walls.

#### **Outside**

Adjacent to the block is a communal car park and behind is an attractive communal garden which leads down to the river.

#### **Services**

Mains electricity, water and drainage are connected to the property.

#### **Directions**

Leave Salisbury on the A36 and continue into the town past Wilton House. At the traffic lights proceed forwards into West Street and Pembroke Court can be found on the right hand side. The property can be found in the rear block with the communal gardens behind.

#### **Tenure**

Leasehold 99 years from 1991. There is a monthly service charge of £339.98. there is no ground rent.

#### **Outgoings**

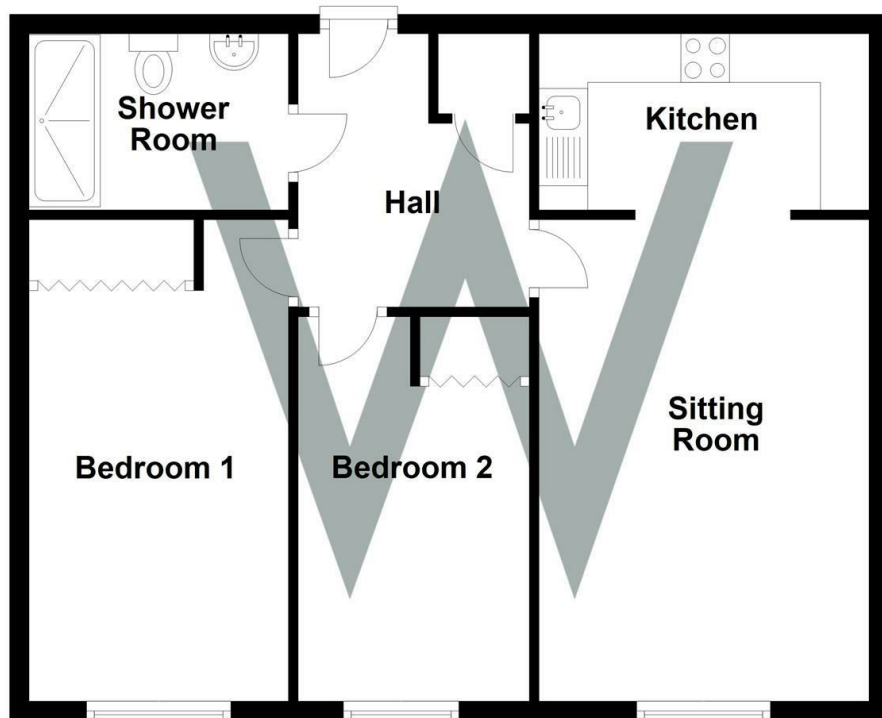
The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,971.84.

#### **WHAT3WORDS**

What3Words reference is: [///code.easygoing.opposing](#)

## Floor Plan

Approx. 59.3 sq. metres (637.9 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





