



3 Archers Court, Salisbury, Wiltshire, SP1 3WE

£150,000 Leasehold

A ground floor retirement flat directly accessing the communal gardens and situated within the main block of this popular modern development within walking distance of the city centre.

Directions

From our office in Castle Street proceed away from the city centre and Archers Court can be found on the left hand side opposite the turning for Wyndham Road.

Description

Archers Court is a popular development of retirement flats situated within level walking distance of the city centre. This flat is superbly located to the rear of this development and is one of the few having direct access onto the lovely communal gardens to the rear. The property has been refurbished and is presented in excellent order throughout. The property has a private entrance hall, a sitting/dining room which has a patio door and windows to the communal garden. Double doors lead to the kitchen which has been refitted with white-fronted units having soft closing drawers and integrated oven, hob and extractor fan. The double bedroom has a fitted wardrobe, again with a window overlooking the communal garden, and the shower room has been refitted with a contemporary white three-piece suite. The property has been re-floored throughout and also benefits from PVCu double glazing and electric heating with digitally controlled heaters. There are emergency pull cords and the property is offered to the market with no onward chain. It also benefits from the use of communal facilities including a laundry, car park and well tended communal gardens. 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. Archers Court lies close to the city centre which has an excellent range of amenities including a mainline railway station serving London Waterloo.

Property Specifics

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

Communal Entrance Hall

Access to communal facilities.

Personal front door to:

Private Entrance Hall

Tiled floor, emergency pull cord, alarm control panel, cupboard housing hot water tank, electric fuse box and shelving with wall mounted digital timer. Electric heater.

Sitting Room 16'7" x 9'5" (5.07m x 2.89m)

Door and window to garden, laminate floor, electric heater, emergency pull cord, telephone point, TV points, space for table and chairs. Glazed double doors to:

Kitchen 7'2" x 5'6" (2.20m x 1.70m)

Fitted with white-fronted base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring hob and extractor over, space for fridge/freezer, stainless steel sink and drainer with mixer tap under window to side, emergency pull cord.

Bedroom 15'10" x 8'7" (4.84m x 2.63m)

Window to rear, mirror-fronted built-in wardrobe, electric heater, emergency pull cord, telephone point.

Shower Room 6'8" x 5'4" (2.05m x 1.65m)

Fitted with a white suite comprising corner shower cubicle, low level WC, wash-hand basin with cupboard under, tiled floor, extractor fan, wall mounted heater, heated towel rail, shaver point

Tenure

Leasehold for a term of 125 years from November 1997. There is a six monthly service charge, the most recent amount payable being £1028.81. The ground rent is £553.20 per annum. Prospective purchasers are advised to confirm these details via their solicitors prior to exchange of contracts.

Outside

To the rear of the block is an area of communal gardens together with a car park for both residents and visitors.

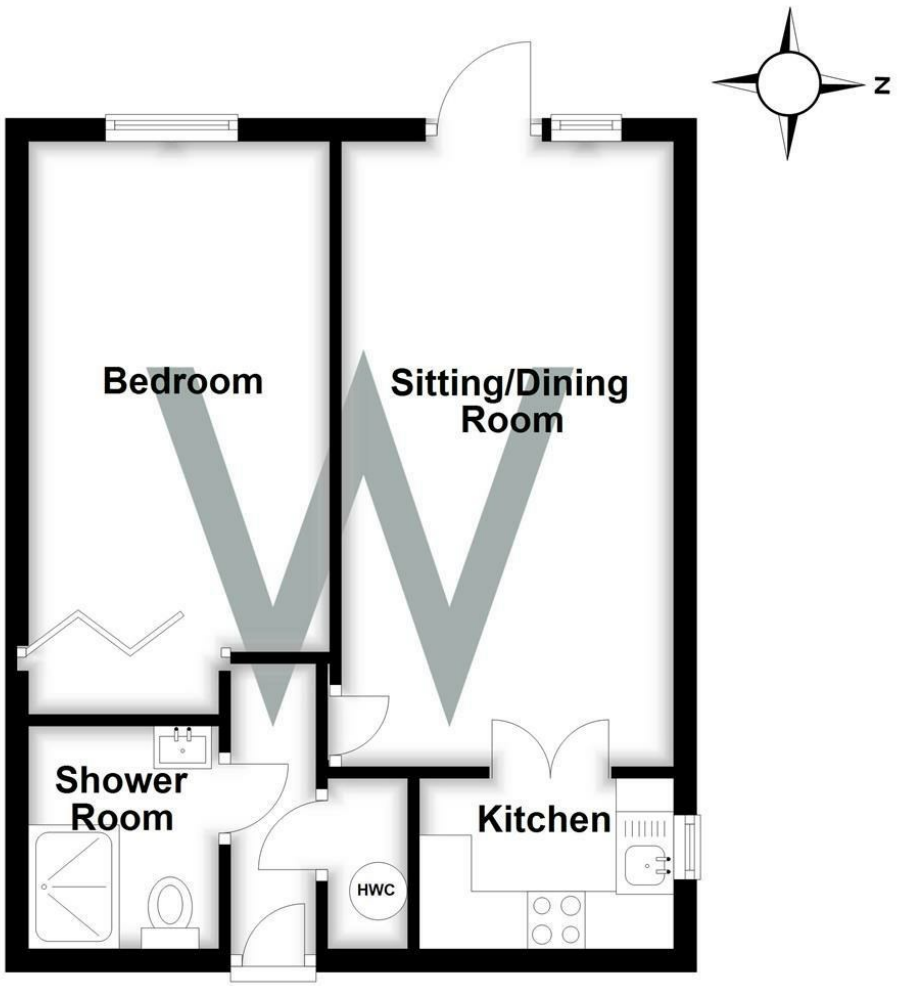
Services

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

Outgoings

The Council Tax Band is 'D' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,191.82.

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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

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