



8 Archers Court, Salisbury, Wiltshire, SP1 3WE

£130,000 Leasehold

**A ground floor one bedroom retirement flat within the main block of this popular retirement development and close to communal facilities.**

### **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**

The property is a one bedroom retirement flat in a popular development situated within convenient, level walking distance of the city centre. Being on the ground floor of the main block, the flat is close to the communal facilities including 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 to radiators. It has recently been recarpeted and redecorated. 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. There is a double bedroom with fitted wardrobes and the shower room has been updated. 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.

### **Property Specifics**

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

#### **Communal Entrance Hall**

Communal fob secure doors.

#### **Entrance Hall**

Large storage cupboard housing electric fusebox and meter with hot water cylinder and immersion.

#### **Sitting/dining room 22'11" x 10'7" both max (7.01m x 3.24m both max)**

Glazed door and window to front, telephone point and media plate, radiator, glazed double doors to:

#### **Kitchen 7'8" x 7'7" (2.35m x 2.32m)**

Fitted with base and wall units with tiled splashbacks, stainless steel sink and drainer under window to front, space/plumbing for washing machine, space for fridge, integrated electric oven and hob with extractor over, wall mounted electric heater.

#### **Bedroom 16'11" x 9'1" both max (5.17m x 2.79m both max)**

Window to front, radiator, fitted wardrobe, telephone point.

#### **Shower Room**

Fitted with a white suite comprising low level WC, corner wash hand basin, walk in shower area, fully tiled walls, extractor.

#### **Outside**

To the rear of the block are extremely well tended communal lawns and flower beds with a riverside seated area. It would be possible to walk to the city centre predominantly along the riverside. There is also a car park for both residents and visitors.

#### **Tenure**

125 year lease with approximately 99 years remaining. The ground rent for the half year to 31/8/23 is £126.90 and the half yearly service charge to 31/8/23 is £1172.85.

#### **Services**

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

#### **Outgoings**

The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60.

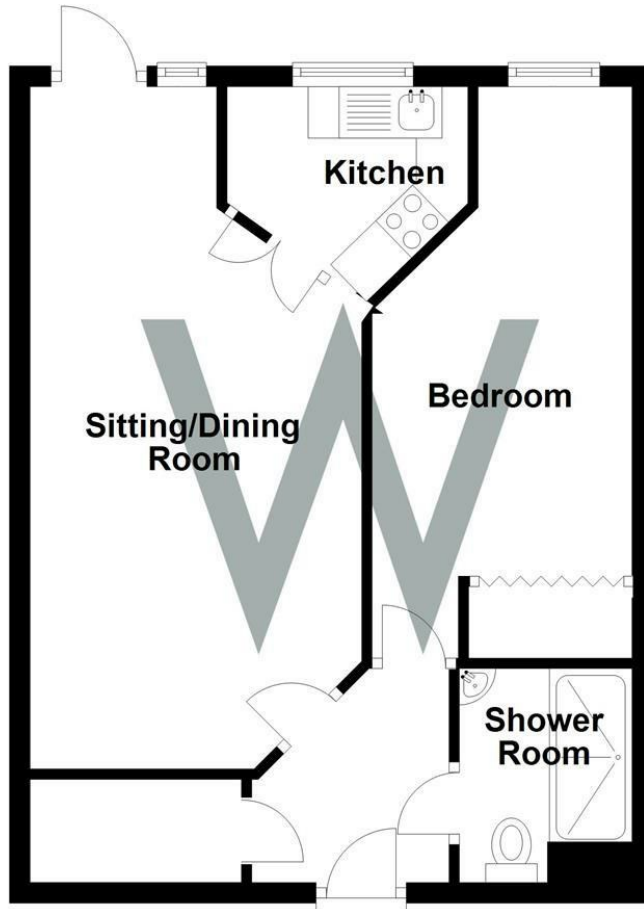
#### **WHAT3WORDS**

What3Words reference is: ///latest.minus.apply



# Floor Plan

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



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



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 78                      | 83        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



**WHITES**  
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