



50 Archers Court, Salisbury, Wiltshire, SP1 3WE

£122,000 Leasehold

A second floor one bedroom retirement flat within the main block of this popular retirement development and close to communal facilities. No onward chain.

Description

The property is a one bedroom, second floor retirement flat in a popular development situated within convenient, level walking distance of the city centre. The flat has use of the communal facilities including a lift, 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. 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 a wet room. 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 18'0" x 10'9" (5.49m x 3.30m)

Wood effect floor, dimplex heater, TV point, glazed doors to;

Kitchen 7'3" x 7'1" (2.23m x 2.18m)

Fitted with base and wall units with work surfaces over, sink and drainer, integrated electric oven, hob and extractor, space for fridge and freezer.

Bedroom 14'9" x 8'11" (4.50m x 2.74m)

Window to front, dimplex electric heater, built in wardrobe with mirror fronted doors, telephone point.

Wet room

Shower area, low level WC, wash hand basin with cupboard under, extractor, fully tiled walls.

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.

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.

Outgoings

The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94.

Services

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

Directions

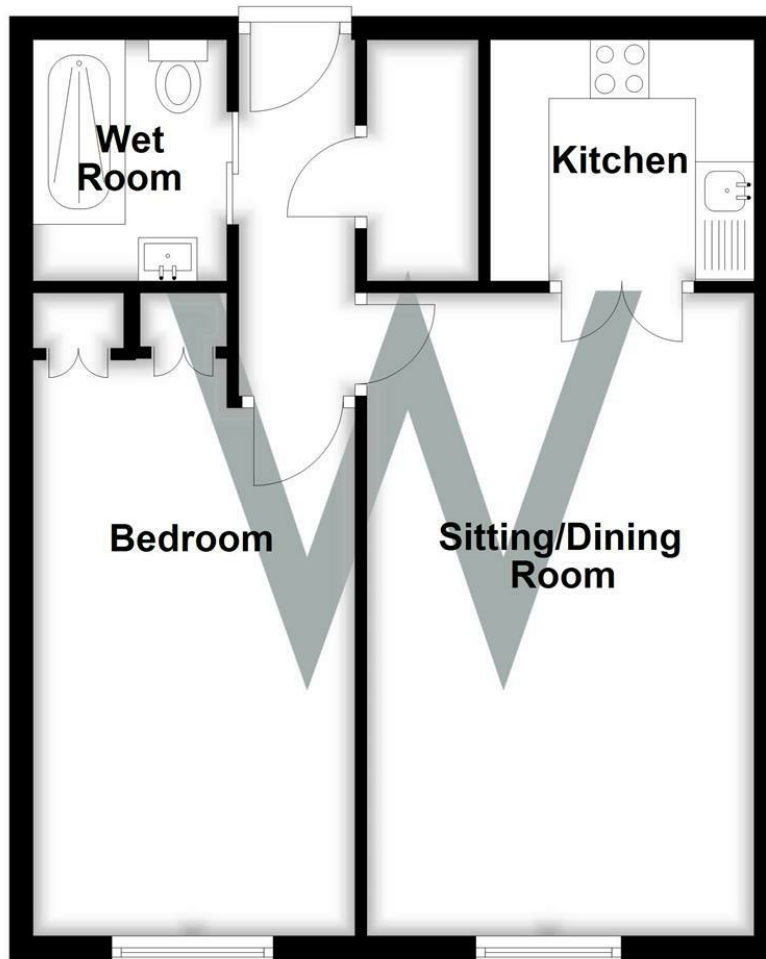
From our office in Castle Street proceed away from the city centre and Archers Court can be found on the left hand side opposite the turning for Wyndham Road.

WHAT3WORDS

What3Words reference is: [///latest.minus.apply](https://www.what3words.com/#!/latest.minus.apply)

Floor Plan

Approx. 46.9 sq. metres (505.0 sq. feet)



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