



7 Archers Court, Castle Street, Salisbury, Wiltshire, SP1 3WE

£135,000 Leasehold

**A ground floor retirement flat 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 in a northerly direction and Archers Court can be found on the left hand side opposite the turning to Wyndham Road.

### **Description**

Archers Court is a popular development of retirement flats situated within level walking distance of the city centre. There is a resident housing manager and a 24 hour emergency careline response system. 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. There are communal facilities including a laundry, car park, well kept garden and a residents lounge. The property is located on the more popular ground floor to the front of the main block and comprises a sitting/dining room, a fitted kitchen, a contemporarily fitted shower room and a double bedroom with a built-in wardrobe. All rooms have emergency pull cords and the flat has the benefit of night storage heating and PVCU double glazing.

### **Property Specifics**

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

#### **Communal entrance hall**

Communal fob secure doors.

#### **Entrance hall**

Alarm control panel, door to large airing cupboard. Doors to shower room, bedroom and to:

#### **Sitting/dining room 22'4" max x 10'7" (6.82m max x 3.24m)**

TV point, telephone point, window and glazed door to front, space for table and chairs, emergency pull cord, night storage heater, glazed double doors to:

#### **Kitchen 8'2" x 7'8" (2.50m x 2.34m)**

Fitted with base units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer under window to front, integrated four ring hob with extractor over, integrated oven, fridge, freezer and microwave, emergency pull cord, wall mounted electric heater.

#### **Bedroom 16'1" x 8'11" (4.92m x 2.72m)**

Window to front, emergency pull cord, telephone point, fitted wardrobe with mirror fronted doors.

#### **Shower room**

Fitted with a suite comprising wash hand basin with cupboard under, low level WC, walk in large shower cubicle, strip light, fully boarded and tiled walls, electrically heated towel rail.

#### **Outside**

There is a communal car park used on a first come, first served basis including visitor spaces. There is an attractive communal garden for use by all the residents part of which adjoins the River Avon.

#### **Tenure**

The property is held on a 125 year lease from 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.

#### **Services**

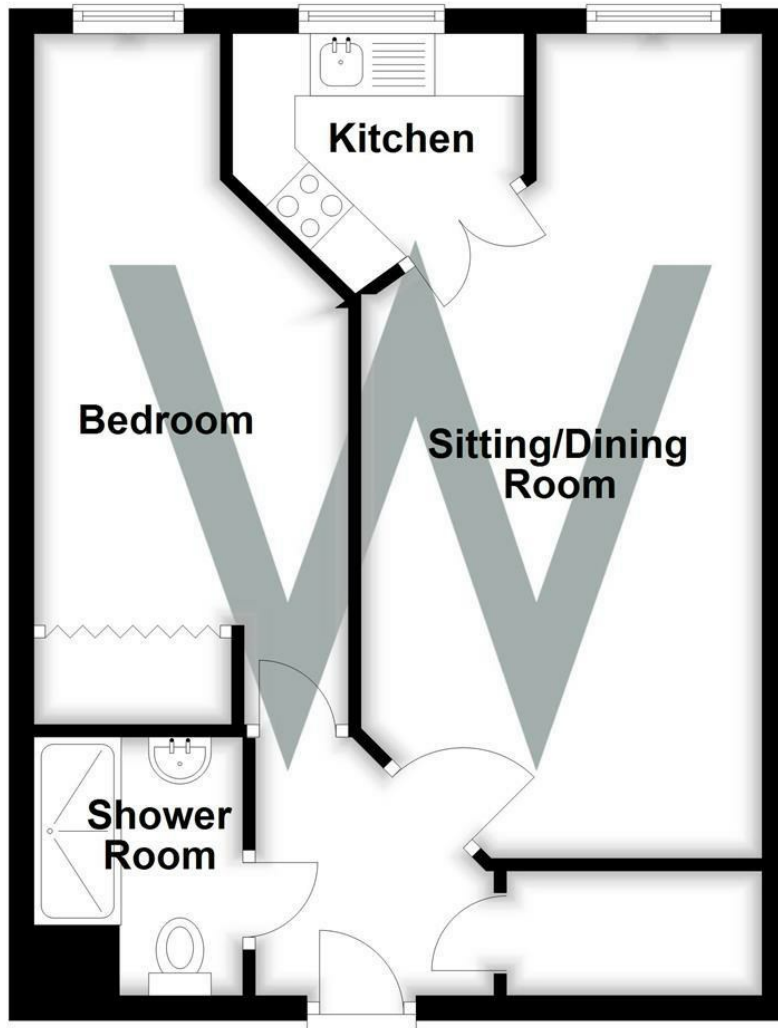
Mains water, electricity and drainage are connected to the property.

#### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2020/2021 payable to Wiltshire Council is £2,107.75.

# Floor Plan

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>	78	82
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**WHITES**  
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