



67 Archers Court, Salisbury, Wiltshire, SP1 3WE

£175,750 Leasehold

## **A particularly light-filled first floor apartment offered in good order throughout, ready for immediate occupation.**

### **Directions**

From our office in Castle Street, proceed north where Archers Court will be found on the left hand side opposite Wyndham Road.

### **Description**

A particularly light-filled first floor apartment in this popular block with parking and gardens, within the city centre. Archers Court is a development of 71, one and two bedroom retirement apartments with a house manager five days a week and a 24 hour careline emergency system. There is a communal owners' lounge for socialising and entertainment, a guest suite for family and visitors' use, a useful buggy store with charging points, car parking for owners and visitors and delightful communal gardens with lawn, shrubs, flowerbeds and sitting area.

The flat itself has recently been upgraded with a new shower, updated kitchen, LED lighting and redecorated throughout. It is situated on the first floor, accessed by either a lift or stairs, and has a hallway with useful storage cupboards, one of which includes the hot water tank. The large main bedroom has built-in wardrobes and there is a second, double bedroom. The shower room has recently been replaced with a large shower cubicle, WC and wash hand basin with vanity unit. The double aspect sitting room offers ample space for both living and dining and there are double doors which lead through to the kitchen, with a good range of base and wall mounted units, work surfaces, hob, extractor hood and oven together with further appliance space. Vacant possession is offered.

Archers Court requires that at least one apartment owner is over the age of 60, with any second owner over the age of 55 years.

The service charge is currently £3,086 per annum, ground rent is £645.00 per annum (these details should be confirmed by solicitors prior to exchange of contracts). The tenure is leasehold for a term of 125 years from May 1998.

### **Services**

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

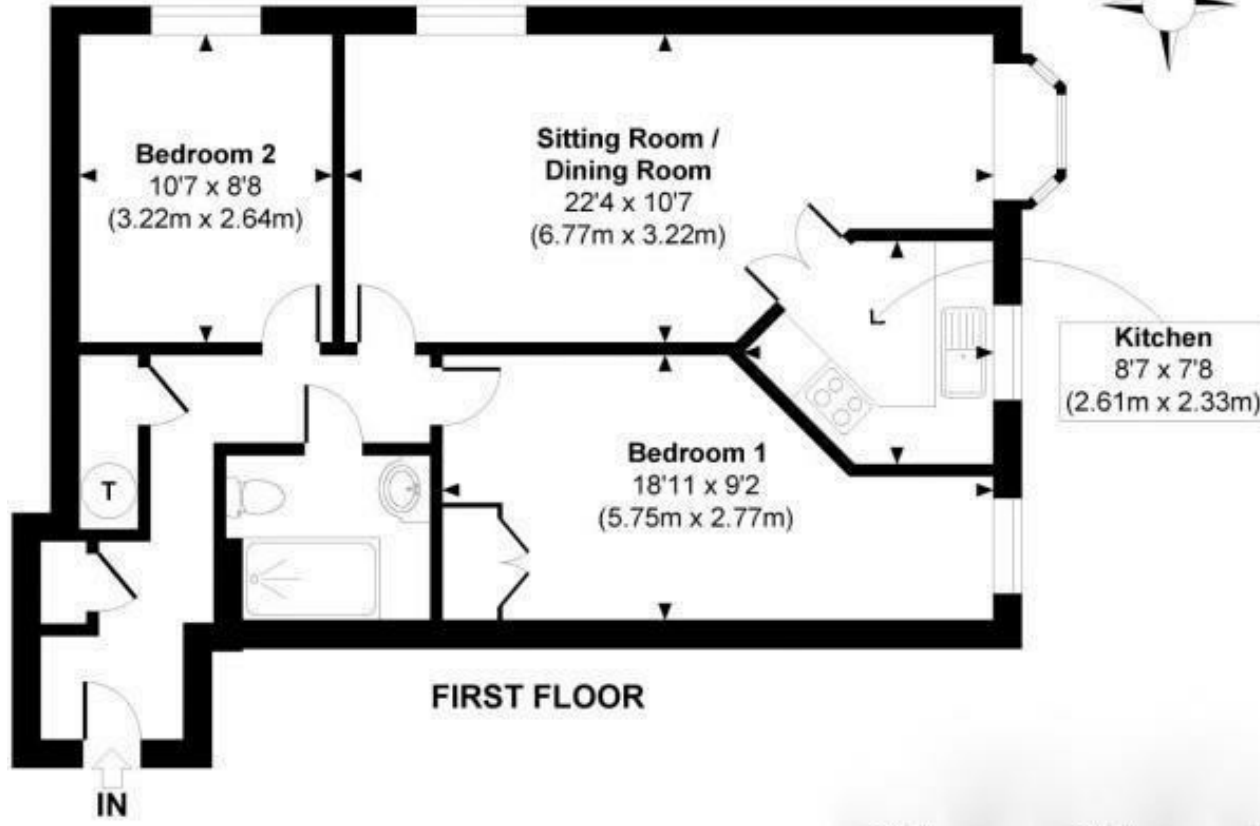
### **Outgoings**

The Council Tax Band is 'E' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,678.90.



# Archers Court Castle Street

Approximate Gross Internal Area  
Total = 661 Sq Ft / 61.45 Sq M



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            | 86                      |
| (69-80) <b>C</b>                            | 81                      |
| (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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