



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

Offers In Excess Of £80,000 Leasehold

A one bedroom first floor retirement apartment in this popular block within the ring road. No upward chain.

Directions

From our office proceed north and Archers Court will be seen on the left hand side opposite Wyndham Road.

Description

Archers Court is a modern development consisting of flats and houses for the over 60s. They are situated around lovely communal gardens and there is also access to a sitting area which sides onto the river. There is a resident housing manager and a 24 hour careline response system. Communal facilities include a laundry, residents lounge and car parking.

This is a first floor flat offered in good condition throughout, with easy access to the outside facilities and within walking distance of the city centre. Offered with no onward chain, the property consists of entrance hall, double bedroom, shower room, sitting room and kitchen. There is a built-in wardrobe in the bedroom and a large storage cupboard in the hall. The windows are double glazed and there is night storage heating.

Property Specifics

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

Entrance hall

Deep storage cupboard. Doors to shower room, bedroom and sitting room.

Sitting room 22'1" x 10'6" (6.75m x 3.22m)

TV point, night storage heater, double doors into kitchen.

Kitchen 8'6" x 8'6" (2.61m x 2.61m)

Range of roll edged work surfaces with inset single drainer stainless steel sink unit, four ring electric hob, base and wall mounted cupboards and drawers, cooker hood, built-in oven, space and plumbing for washing machine/dishwasher, further appliance space.

Bedroom 18'2" x 9'0" (5.55m x 2.75m)

Built-in mirror-fronted wardrobes.

Shower room

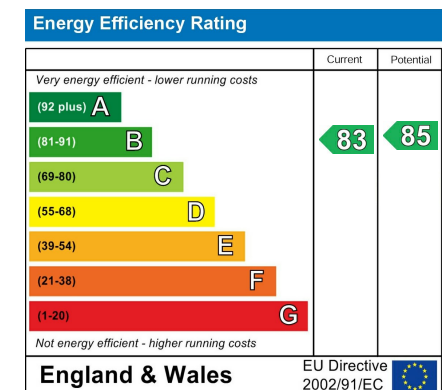
Walk-in shower with thermostatically controlled mixer attachment, seat and handrail. Wash-hand basin with vanity unit, low level WC, part tiled, part boarded walls. Striplight and shaver socket, extractor fan. Heated towel rail.

Tenure

Leasehold for a term of 125 years from 1/11/1997. The ground rent is £645 per annum. There is a 6 monthly service charge, the most recent amount payable being £1543.17 March to August 2021. (These details should be confirmed by your solicitors prior to exchange of contracts)

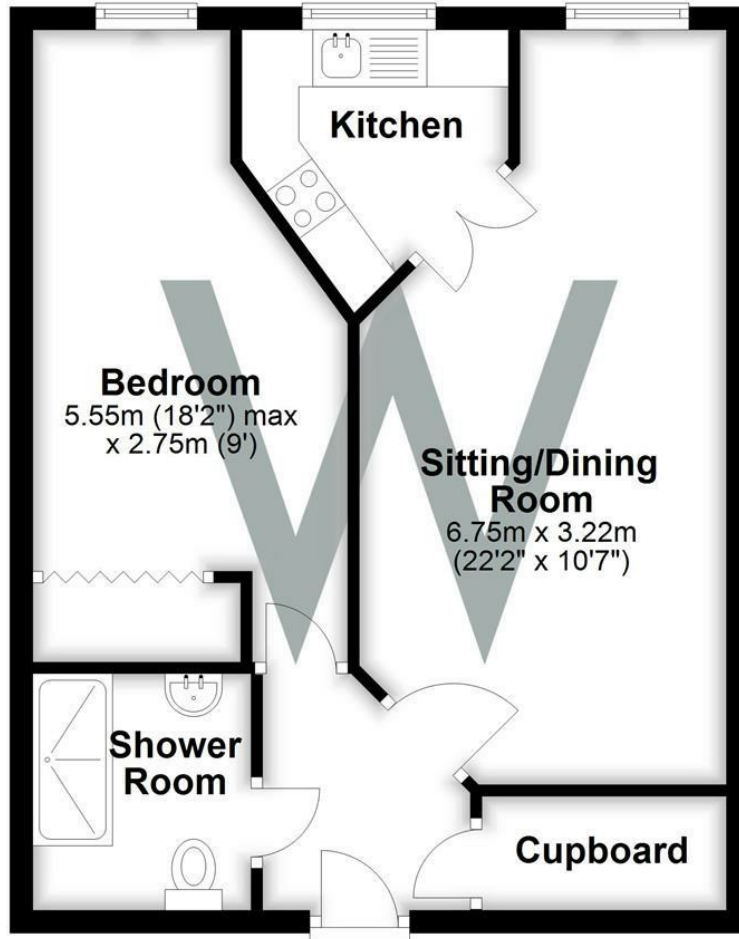
Services

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



Floor Plan

Approx. 47.0 sq. metres (505.6 sq. feet)



Total area: approx. 47.0 sq. metres (505.6 sq. feet)



WHITES

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