



15 Archers Court, Salisbury, Wiltshire, SP1 3WE

Guide Price £198,500 Leasehold

**Situated in arguably the best location in Archers Court, a ground floor retirement flat within walking distance of the city centre.**

### **Directions**

From our office in Castle Street proceed away from the city in a northerly direction and Archers Court will be seen on the left hand side opposite the turning to Wyndham Road. As you go into the entrance drive, No. 15 will be seen on the right hand side.

### **Description**

This is a ground floor flat situated on the edge of the block, offering easy access to the outside facilities and within walking distance of the city centre. Offered with no onward chain, the property consists of two double bedrooms, bathroom, sitting room and kitchen. There are also excellent storage facilities in the hall. There are new carpets throughout, the kitchen and bathroom have both been replaced and there is night storage heating, double glazed windows and doors.

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 emergency careline response system. Communal facilities include a laundry, residents lounge and car parking. An early viewing is recommended.

### **Property Specifics**

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

#### **Communal hallway**

With private front door to:

#### **Entrance hall**

Large storage cupboard with plumbing and space for washing machine. Shelved airing cupboard with lagged hot water tank and immersion heater.

#### **Sitting room 16'7" x 10'6" (5.06m x 3.22m)**

Coved ceiling, wall light points, double aspect room with door to outside. Double doors to:

#### **Kitchen 7'7" x 5'5" (2.33m x 1.67m)**

Range of work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap over, four ring electric hob with cupboards and drawers below. Built-in fridge/freezer, built-in dishwasher, built-in oven. Cooker hood. Part tiled walls, coved ceiling.

#### **Bedroom one 16'1" x 6'0" (4.91m x 1.83m)**

Range of built-in wardrobes with mirror-fronted folding doors.

#### **Bedroom two 10'6" x 8'9" (3.22m x 2.67m)**

Wall light points, coved ceiling.

#### **Bathroom 6'10" x 6'0" (2.1m x 1.83m)**

Panelled bath with electric shower over and glass shower screen, low level WC and wash-hand basin with cupboard below, fully tiled walls, extractor fan, heated towel rail, fan heater.

### **Tenure**

Leasehold for a term of 125 years from November 1997. Ground rent is £645 per annum. There is a six monthly service charge of £1,543. (These details should be confirmed by solicitors prior to exchange of contracts)

### **Services**

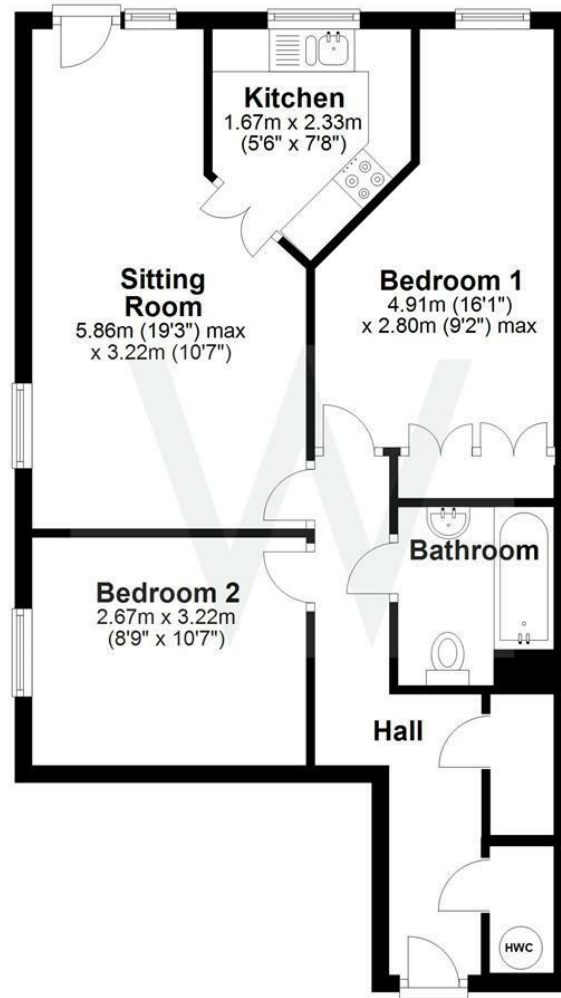
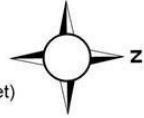
Mains water, electricity and drainage are connected to the property.

### **Outgoings**

The Council Tax Band is 'E' and the payment for the year 2021/2022 payable to Wiltshire Council is £2,678.90.



**Ground Floor**  
Approx. 57.6 sq. metres (619.8 sq. feet)



Total area: approx. 57.6 sq. metres (619.8 sq. feet)

**Energy Efficiency Rating**

|  | Current   | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |           |           |
| (92 plus) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   |           |           |
| (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>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |
|  | <b>76</b> | <b>79</b> |

England & Wales EU Directive 2002/91/EC



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