



11 Elizabeth Court, Crane Bridge Road, Salisbury, Wiltshire, SP2 7UX

£340,000 Leasehold

## Spacious ground floor apartment in a popular retirement complex in the heart of the city.

### Directions

From our office proceed north and turn left at the roundabout onto the ring road. At the St Paul's roundabout take the first exit left into Fisherton Street. Turn right at the roundabout and left at the second roundabout into Mill Road. Go straight over the next two mini-roundabouts and as the road bears round to the right into Crane Bridge Road, Elizabeth Court will be seen on the left hand side.

### Description

A well presented and proportioned ground floor apartment forming part of this popular and prestigious sheltered housing development (minimum age 65) in the centre of the city. No. 11 is to the rear of the building, overlooking communal gardens. There is also an area of communal seating to the side of the river. The accommodation consists of a large entrance hall, cloakroom, spacious lounge, kitchen, shower room and two double bedrooms. Outside there are communal parking spaces and gardens.

Residents of Elizabeth Court have the benefit of 24 hour cover, weekly domestic help if required, emergency alarm pull cords in all of the rooms, and all the apartments are designed to accommodate wheelchairs. There are excellent communal areas for the residents and visitors to enjoy, including residents lounge, dining room with daily three-course menu, laundry and hobbies room. The communal entrance hall holds the manager's office and front desk where residents and guests can see upcoming events. To the rear of the building is a private, enclosed and quiet sheltered garden, well maintained and attractively planted with seating areas. A guest suite can be booked for visitors for a small extra charge.

### Property Specifics

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

#### Entrance hall

Radiator, walk in storage cupboard with shelving, and electric fusebox. Further storage cupboard, thermostat.

#### Sitting room 15'6" x 14'6" (4.73m x 4.42m)

Part glazed door to front accessing communal garden, telephone points, TV point, radiator, part glazed door to:

#### Kitchen 11'11" x 8'0" (3.64m x 2.46m)

Fitted with a range of base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to rear, space/plumbing for washing machine, integrated electric oven and integrated four ring hob and extractor over, integrated fridge/freezer, wall mounted gas boiler, radiator, inset spotlights.

#### Bedroom one 13'8" x 10'5" (4.17m x 3.18m)

Window to rear, radiator, fitted wardrobe with mirror fronted sliding doors, TV point.

#### Bedroom two 10'7" x 8'11" (3.24m x 2.74m)

Window to rear, radiator, telephone point.

#### Shower room

Fitted with a white suite comprising low level WC, pedestal wash hand basin, walk in shower, radiator, inset spotlights, extractor fan, radiator.

#### Cloakroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, obscure glazed window to rear, inset spotlights.

#### Outside

There are communal garden areas and a car park.

#### Services

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

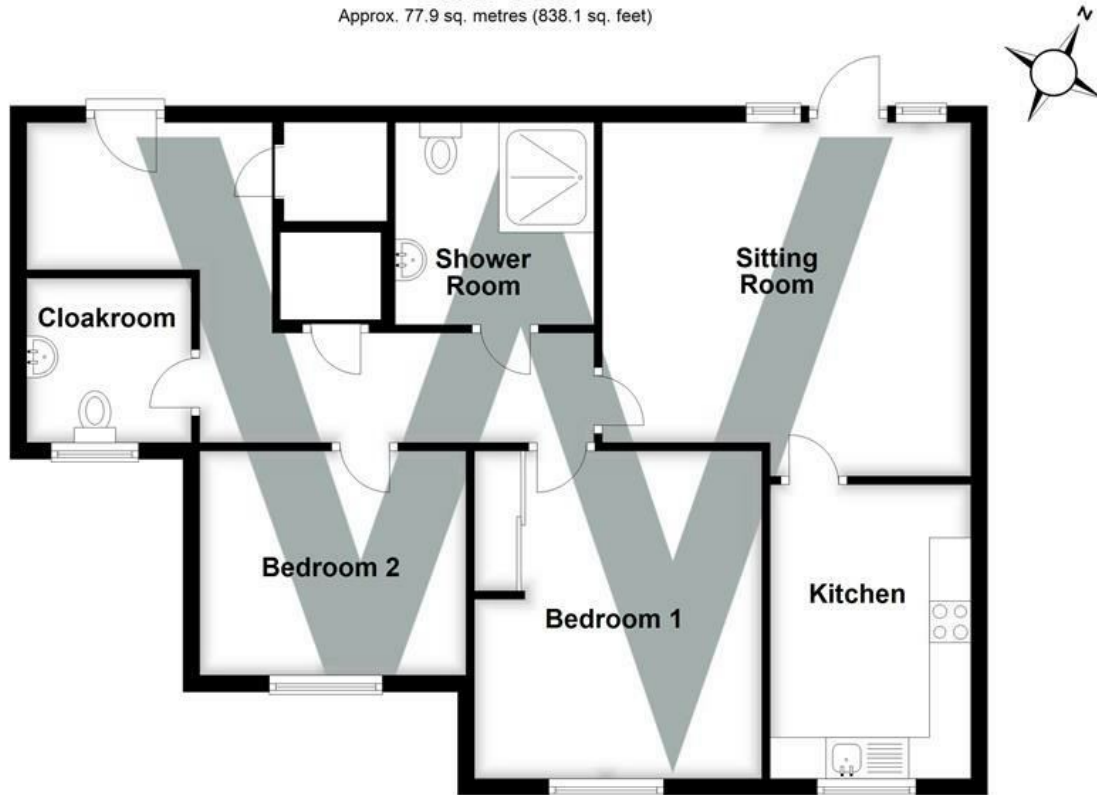
#### Tenure

125 year lease from 1996. The service charge is £691.37 per calendar month for the last year, to include the cost of a 24 hr/day duty manager, apartment cleaning of 1.5 hrs per week, external window cleaning, cleaning of communal areas, gardening, building maintenance and insurance, managing agent's fees and fund for future maintenance. There is no ground rent.

#### Outgoings

The Council Tax Band is 'F' and the payment for the year 2020/2021 payable to Wiltshire Council is £3,044.52.

**Floor Plan**  
Approx. 77.9 sq. metres (838.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(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	

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