



61 Archers Court, Salisbury, Wiltshire, SP1 3WE

£140,000 Leasehold

A well presented ground floor retirement flat situated within this popular modern development within walking distance of the city centre.

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 with pull cords in all rooms. 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 and a residents' lounge within the main block, and there is a car park and well kept communal gardens . The property is located on the ground floor to the rear within the smaller block and is presented in excellent order throughout having been recently redecorated and recarpeted. The accommodation comprises a sitting/dining room, a fitted kitchen with an integrated oven and hob, a 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. The residents have created a good community spirit and it is an ideal environment for those seeking independent living within a sheltered complex. Offered with vacant possession and no onward chain.

Property Specifics

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

Communal Entrance Hall

Private front door to;

Entrance Hall

Internet point, door to large storage cupboard housing electric meter and fusebox and hot water cylinder and immersion with shelving.

Sitting/Dining Room 22'11" x 10'7" both max (7.01m x 3.24m both max)

Glazed door to front and window to side, timber surround and mantel with stone hearth and backdrop for electric fire, TV and telephone point, radiator, glazed double doors to;

Kitchen 7'8" x 7'7" (2.35m x 2.32m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer under window to rear, integrated electric oven and four ring hob and extractor, space/plumbing for washing machine.

Bedroom 16'11" x 9'1" (5.17m x 2.79m)

Window to rear, radiator, TV and telephone point, radiator, mirror fronted doors to fitted wardrobe.

Shower Room

Fitted with a suite comprising large shower cubicle with seat, handrails and wet boarding, low level WC, wash hand basin with cupboards under, strip light, wall mounted electric heater, electrically heated towel rail.

Outside

To the rear of the block are extremely well tended communal lawns and flower beds with a riverside seated area. It would be possible to walk to the city centre predominantly along the riverside. There is also a car park for both residents and visitors.

Tenure

Held on a 125 year lease from 1997. The service charge is currently £1298.23 and the ground rent is £276.60.

Services

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

Outgoings

The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94.

Directions

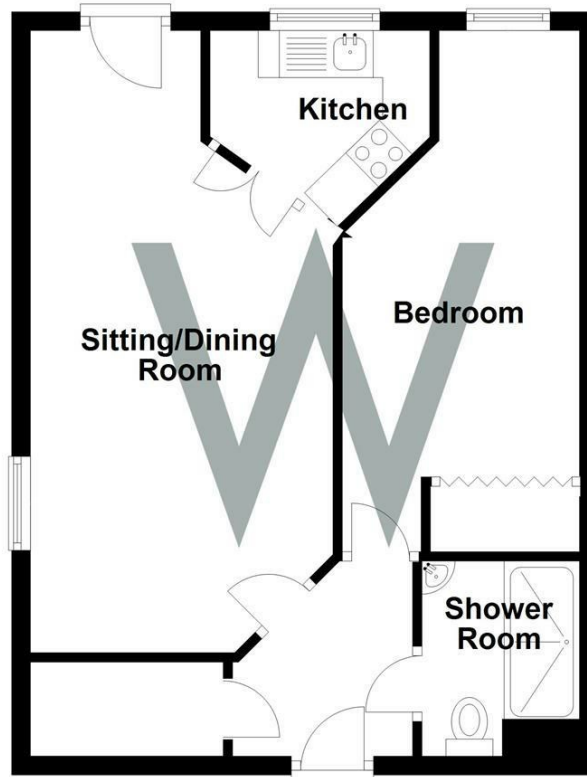
From our office in Castle Street proceed away from the city centre in a northerly direction and Archers Court can be found on the left hand side opposite the turning to Wyndham Road. The property can be found within the smaller block by the main entrance .

WHAT3WORDS

What3Words reference is: [///latest.minus.apply](https://www.what3words.com/#!/latest.minus.apply)

Floor Plan

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 45.1 sq. metres (485.7 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	80		

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Key: High energy efficient - lower running costs; Not energy efficient - higher running costs.

Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20).
 Key: Very environmentally friendly - lower CO₂ emissions; Not environmentally friendly - higher CO₂ emissions.

England & Wales EU Directive 2002/91/EC



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