



25 Archers Court, Salisbury, Wiltshire, SP1 3WE

£79,950 Leasehold

A first floor retirement flat situated within the main block of this popular modern development within walking distance of the city centre. No chain.

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. 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, car park, well kept garden and a residents lounge. The property is located on the first floor to the front of the main block and comprises a sitting/dining room, a fitted kitchen, a bathroom 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. No chain.

Property Specifics

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

Communal Entrance Hall

Communal fob secure doors.

Entrance Hall

Door to large airing cupboard, doors to bathroom, bedroom and to:

Sitting/Dining Room 22'2" x 10'7" both max (6.78m x 3.23m both max)

Window to front, night storage heater, TV point, glazed double doors to;

Kitchen 8'2" x 7'8" both max (2.50m x 2.34m both max)

Fitted with base units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer under window to front, integrated four ring hob with extractor over, integrated oven, space for fridge, wall mounted electric heater.

Bedroom 16'2" x 9'1" both max (4.94m x 2.78m both max)

Window to front, telephone point, night storage heater, mirror fronted doors to built in wardrobe with hanging rail and shelving.

Bathroom

Fitted with a panelled bath with shower over, low level WC, wash hand basin with cupboard under, extractor, electric towel rail, electric heater.

Outside

There is a communal car park used on a first come, first served basis including visitor spaces. There is an attractive communal garden for use by all the residents part of which adjoins the River Avon.

Tenure

The property is held on a 125 year lease from 1997. There is a six monthly service charge, the most recent amount payable being £1028.81. The ground rent is £553.20 per annum. Prospective purchasers are advised to confirm these details via their solicitors prior to exchange of contracts.

Services

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

Outgoings

The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60.

Directions

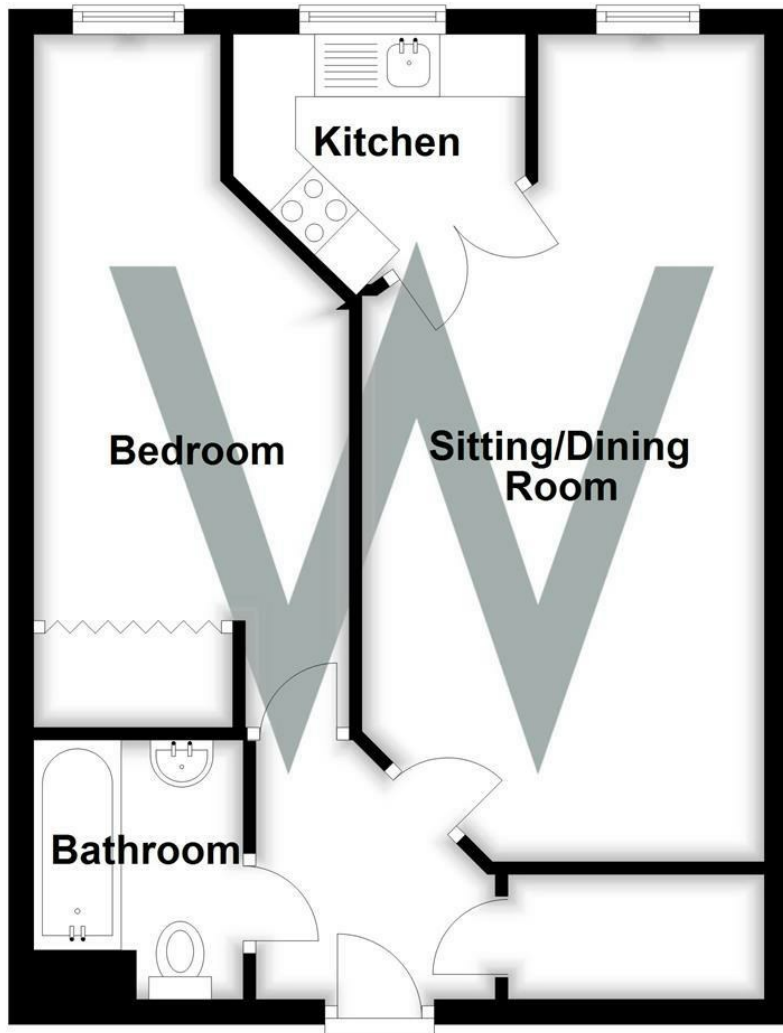
From our office in Castle Street proceed away from the city centre in a northerly direction and Archers Court can be found on the left hand side opposite the turning to Wyndham Road.

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)



WHITES
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

