



Flat 27, Elizabeth Court Crane Bridge Road, Salisbury, Wiltshire, SP2 7UX

£250,000 Leasehold

About The Property

A bright and spacious two-bedroom first-floor retirement apartment, situated within the sought-after Elizabeth Court, an independent-living retirement development comprising forty spacious apartments, exclusively for the over 65s. Ideally positioned opposite the picturesque Elizabeth Gardens, the property enjoys one of Salisbury's most peaceful and attractive settings, yet within walking distance of all the facilities of the city and the railway station.

The Owners' Lounge and Conservatory form the heart of the community, offering a welcoming social space where residents can enjoy a variety of activities and events, including knit-and-natter sessions, art groups, book clubs, coffee mornings, and poetry gatherings. Residents can enjoy the premium services offered within a Retirement Security development, including dedicated 24-hour on-site staff, providing reassurance, safety and support at all times. An in-house catering team prepares lunch in the Owners' Dining Room. Additional benefits include weekly housekeeping within the apartment, along with full maintenance of all communal areas, allowing residents to enjoy a relaxed, low-maintenance lifestyle.

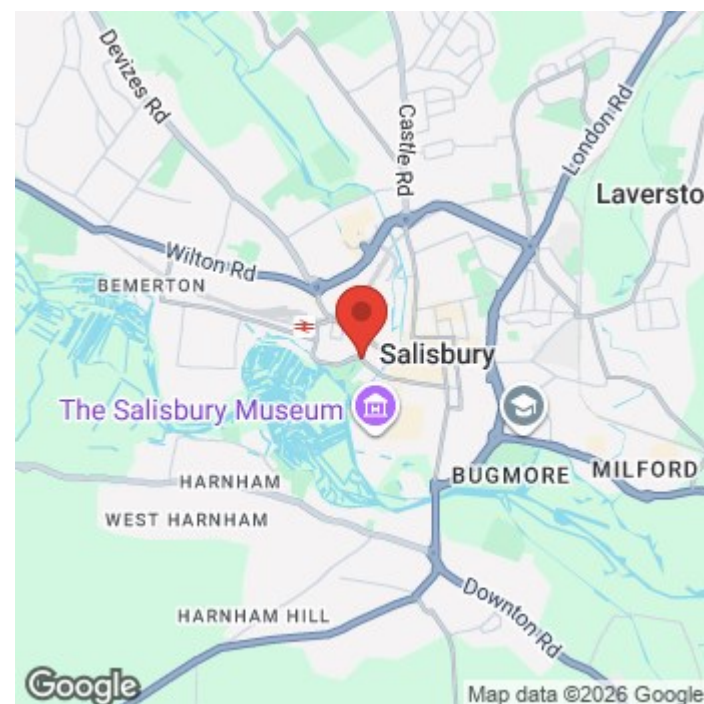
The apartment itself benefits from a large private hallway from the communal landing with walk-in storage cupboard, further built-in cupboard space and secure entry phone system. This leads into a light and airy dual aspect sitting room with a large bay window and an ornamental electric fire with marble-effect hearth and surround. From this room a door leads to the kitchen which has a recently updated range of matching wall and base units, work surfaces with splashback tiling, inset sink/drainage, inset four-ring induction hob with cooker hood over, chest-level electric oven with microwave above, and integral appliances including a full height fridge/freezer and washing machine. There is also space for a small table and chairs. The main bedroom has a good range of mirror fronted wardrobes and there is a second double room. The bathroom has a recently fitted white suite including shower and heated towel rail.

Outside there are well-maintained communal gardens and a patio area which provide ideal spaces to enjoy a quiet moment or relax with friends. There is parking on site for residents and visitors.

Located on Crane Bridge Road, Elizabeth Court is a short, level walk from all of the city's excellent range of facilities – shopping, leisure and cultural. Salisbury boasts the renowned Playhouse theatre, an Everyman cinema and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. Salisbury has excellent road links to London, Southampton and Bournemouth and there are direct trains to London Waterloo from Salisbury mainline railway station (journey time approximately 90 minutes). The station is situated close to Elizabeth Court.

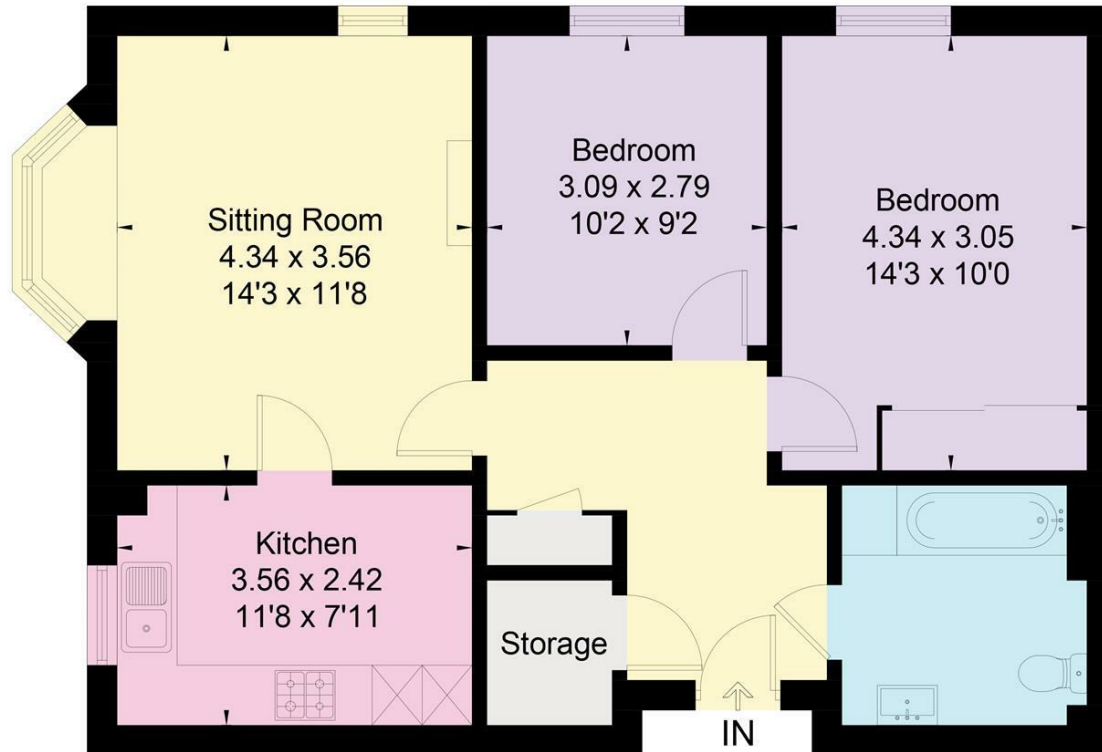


- First floor apartment
- City centre
- Located opposite Elizabeth Gardens
- recently redecorated and carpeted
- Modern kitchen and bathroom
- Light-filled double-aspect living room
- Two Bedrooms
- Lift access
- Active social community
- Residents parking





Approximate Floor Area = 66 sq m / 710 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105245

Further Information

Local authority: Wiltshire Council

Council Tax: E - £3394.83 (2026/2027)

Tenure: Leasehold. 125 year lease from 1996 with 94 years remaining. Monthly service charge of £1044 and Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

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.

What3words: ///barks.cycles.leader

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