10 Archers Court, Castle Street, Salisbury, Wiltshire, SP1 3WE

£120,000 Leasehold

A ground floor one bedroom retirement flat within the main block of this popular retirement development and close to communal facilities.

Description
The property is a one bedroom retirement flat in a popular development situated within convenient, level walking distance of the city centre. Being on the ground floor of the main block, the flat is close to the communal facilities including a laundry, residents lounge, car park and well maintained gardens which include a riverside seating area. There is also a bus stop directly outside on Castle Street. There is a resident house manager and a 24 hour care response system with emergency pull cords in all rooms and the property benefits from PVCu double glazing and electric heating. The residents have created a good community spirit and it is an ideal environment for those seeking independent living within a sheltered complex. The accommodation comprises an entrance hallway, a sitting/dining room which leads to a kitchen. There is a double bedroom with fitted wardrobes and a bathroom which has a bath with a shower over. 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. NO ONWARD CHAIN.

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

Communal Entrance Hall
Communal fob secure doors.

Entrance Hall
Large storage cupboard housing electric fusebox and meter with hot water cylinder and immersion.

Sitting/Dining Room 22'11" x 10'7" both max (7.01m x 3.24m both max)
Glazed door and window to front, TV point, night storage heater, glazed double doors to:

Kitchen 7'8" x 7'7" (2.35m x 2.32m)
Fitted with base and wall units with tiled splashbacks, stainless steel sink and drainer under window to front, space for fridge/freezer, integrated electric oven and hob with extractor over, wall mounted electric heater.

Bedroom 16'11" x 9'1" (5.17m x 2.79m)
Window to front, night storage heater, fitted wardrobe,

Bathroom
Fitted with a suite comprising walk in bath with shower over, low level WC, wash hand basin with cupboard under, wet boarded and tiled walls, electric heater, extractor, strip light and shaver point.

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.

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.

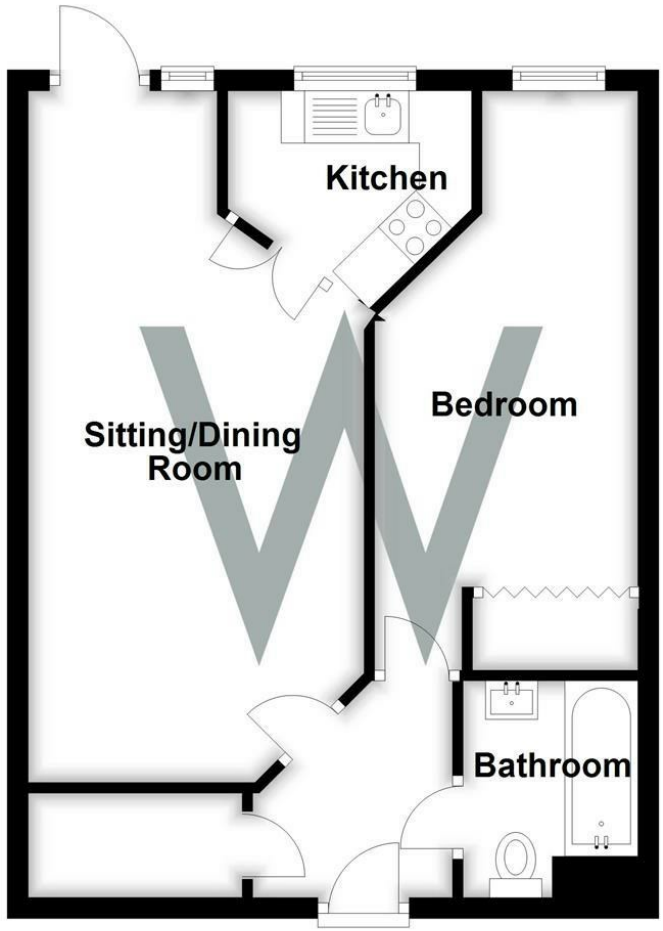
Tenure
The property is held on a 125 year lease from 1997. The current service charge is £2596.46 and the Ground Rent is £553.20.

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.

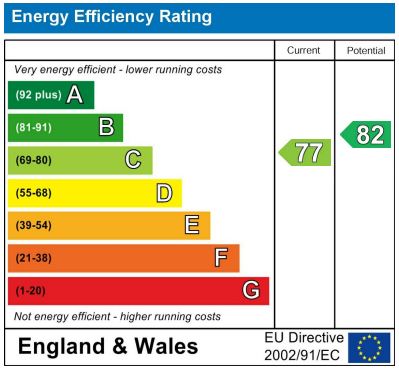
WHAT3WORDS
What3Words reference is: ///latest.minus.apply

Floor Plan

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



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



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