



50 Archers Court, Salisbury, Wiltshire, SP1 3WE

£80,000 Leasehold

About The Property

The property is a one bedroom, second floor retirement flat in the city centre.

The accommodation comprises an entrance hallway, a sitting/dining room with a wood effect floor and a kitchen which has an integrated electric oven, hob and extractor.

There is a double bedroom with fitted wardrobes and the wet room has been updated and has a shower area and fully tiled walls.

The flat has use of all the communal facilities including a lift, a laundry, a residents lounge, a car park and well maintained communal gardens which include a riverside seating area. There is also a resident house manager and a 24 hour care response system with emergency pull cords in all rooms. It is also within level walking distance of the city centre.

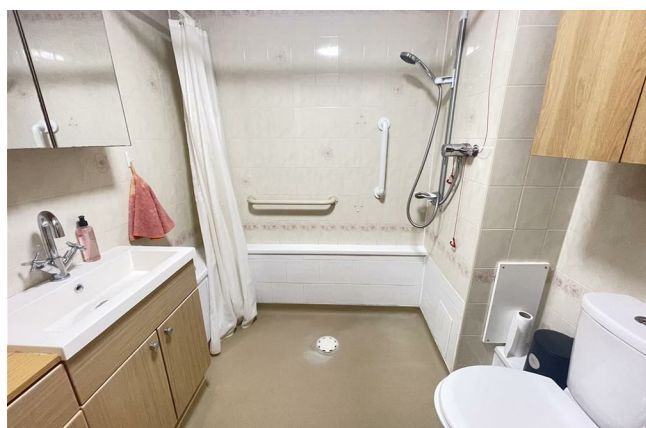
The residents have created a good community spirit and it is an ideal environment for those seeking independent living within a sheltered complex. It is a condition of purchase that residents are over the age of 60 years or in the event of a couple, one must be over the age of 60 and the other over 55 years, NO ONWARD CHAIN.

- Second-floor flat
- Over 60's
- One bedroom
- Sitting/dining room
- Kitchen
- PDVu double glazing
- Electric heating
- Wet room
- Communal facilities
- No chain



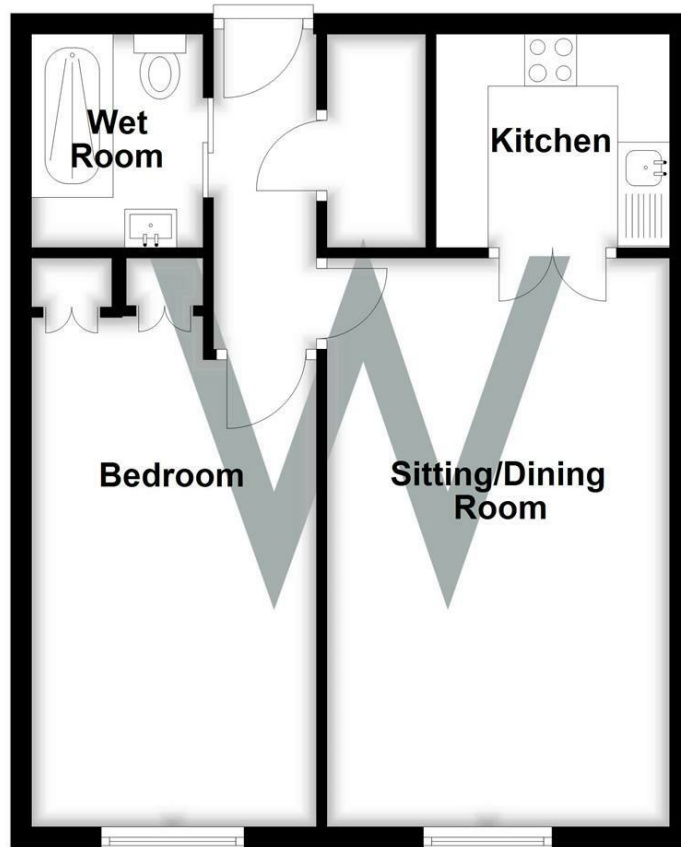
505.00 sq ft





Floor Plan

Approx. 46.9 sq. metres (505.0 sq. feet)



Further Information

Local authority: Wiltshire Council

Council Tax: D - £2777.59 (2026/2027)

Tenure: Leasehold with a 125 year lease from 1997. Ground rent is £553.20 per annum. Service charge is £2000 per annum.

Services: Mains electricity, water and drainage.

Heating: Electric heating

Directions: From our office in Castle Street proceed away from the city centre and Archers Court can be found on the left hand side opposite the turning for Wyndham Road.

What3words:///latest.minus.apply

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	