50 Archers Court, Salisbury, Wiltshire, SP1 3WE

£122,000 Leasehold

**A second floor one bedroom retirement flat within the main block of this popular retirement development and close to communal facilities. No onward chain.**

**Description**
The property is a one bedroom, second floor retirement flat in a popular development situated within convenient, level walking distance of the city centre. The flat has use of the communal facilities including a lift, 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 wet room. 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 18'0" x 10'9" (5.49m x 3.30m)**
Wood effect floor, dimplex heater, TV point, glazed doors to;

**Kitchen 7'3" x 7'1" (2.23m x 2.18m)**
Fitted with base and wall units with work surfaces over, sink and drainer, integrated electric oven, hob and extractor, space for fridge and freezer.

**Bedroom 14'9" x 8'11" (4.50m x 2.74m)**
Window to front, dimplex electric heater, built in wardrobe with mirror fronted doors, telephone point.

**Wet room**
Shower area, low level WC, wash hand basin with cupboard under, extractor, fully tiled walls.

**Tenure**
125 year lease with approximately 99 years remaining. The ground rent for the half year to 31/8/23 is £126.90 and the half yearly service charge to 31/8/23 is £1172.85.

**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.

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

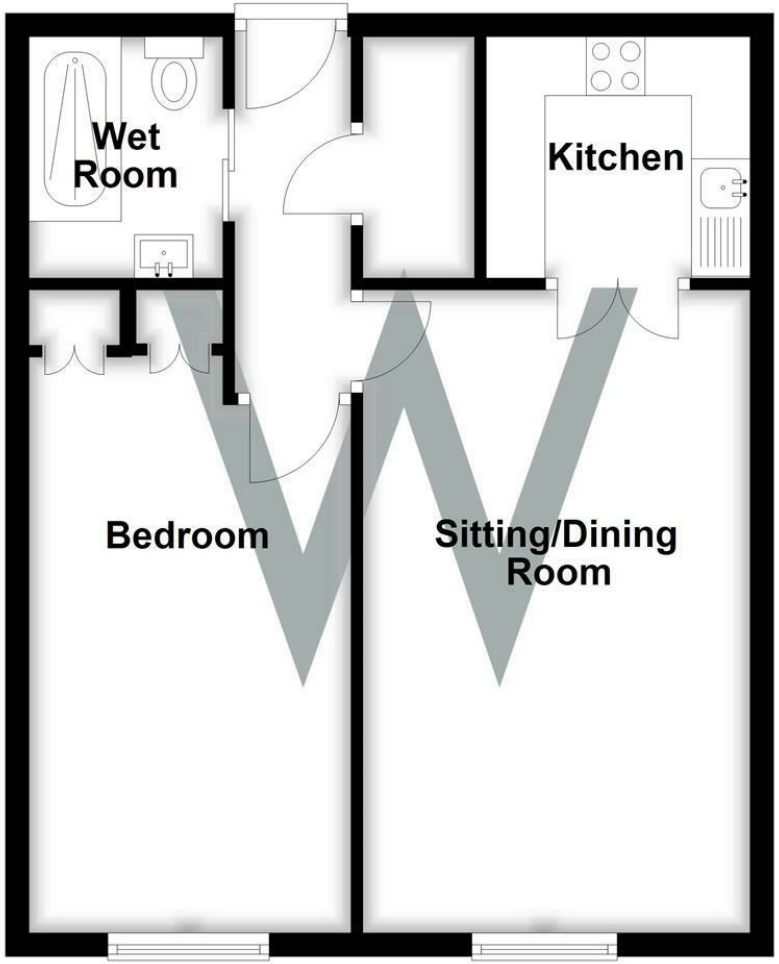
**Services**
Mains water, electricity and drainage are connected to the property.

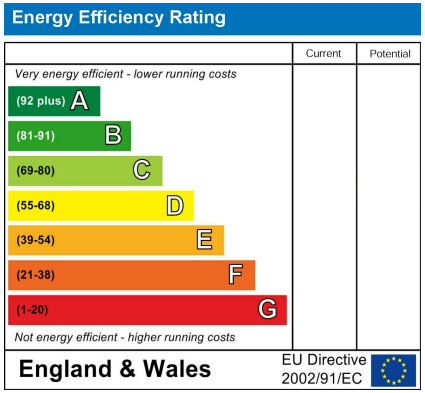
**Directions**
From our office in Castle Street proceed away from the city centre and Archers Court can be found on the left hand side opposite the turning for Wyndham Road.

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

# Floor Plan

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






**WHITES**
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk