



53 ARCHERS COURT CASTLE STREET SALISBURY

A light and well presented, second floor apartment in this well thought of retirement development.





Forming part of the popular development known as Archers Court, No. 53 is a light and well presented, second floor flat with alarm pulls and the services of a development manager. Being located at the rear of the development the flat enjoys a peaceful location with a pleasant outlook.

Archers Court lies at the northern end of Castle Street within the centre of the cathedral city of Salisbury. From here it is a level walk to the city's excellent range of shopping, educational, leisure and cultural facilities, as well as its mainline railway station with trains to London Waterloo, journey time approximately 90 minutes. The city also supports a well thought of Playhouse and twice weekly charter market.



The house is approached from a communal driveway from where a path leads to the front door of the development. There is lift access to the flat and the solid wooden front door opens into the:-

ENTRANCE HALL

With space for some furniture and a very useful deep, storage cupboard with wall mounted electric trip switches, hot water tank and slatted shelving.

SITTING/DINING ROOM

This is light and airy and naturally divides into two areas. The sitting end has a feature fireplace with wooden mantle and surround with a stone hearth and electric fire set in. Television and telephone points, two wall light points. The dining end has space for a table beneath the window which has a pleasant outlook. Glazed double doors open through to the:-

KITCHEN

Also with an appealing outlook, this is fitted with a good range of high and low level storage units with spaces for both an undercounter fridge and freezer. Built in, eye level Indesit electric oven and a work top incorporating a stainless steel sink unit with taps over and a four ring Tricity Bendix electric hob (with extractor hood over). Tiled splashbacks, ceiling spotlights and wall mounted electric heater.

DOUBLE BEDROOM

With a window overlooking the external communal areas and a built in double wardrobe with mirror fronted, concertina doors. Telephone point and two wall light points.

SHOWER ROOM

Fitted with a coloured suite of low level WC and wash hand basin set into a vanity unit. Walk in shower cubicle with wall mounted electric shower. Full height tiling, wall mounted electric heater, extractor fan and wall mounted mirror with Linolite and shaver point above.

OUTSIDE

Archers Court has attractive gardens which are well planted and maintained and have benches, ideal for sitting out, one of these gardens is at the rear of the development and overlooks the river. Within the development there is also visitors parking and a bin store.

SERVICES

Mains electricity, water, and drainage are available. Electric night storage heating. Alarm pulls to the majority of rooms.

BROADBAND

BT.com suggests that maximum speeds of 80MB are available with fibre broadband through BT.

POSTCODE

SP1 3WE

TENURE

Leasehold - 125 years from 01/11/1997

OUTGOINGS

Service charge - £1,729 for year 2016/2017

Ground rent - £300 for year 2016/2017

COUNCIL TAX

Band D. Charge for 2016/2017 - £1,670.84

NB: There is a restriction on the lease stating that at least one owner of the property must be a minimum of 60 years old.

TO VIEW

By appointment only please through Myddelton & Major, 49 High Street, Salisbury, SP1 2PD.

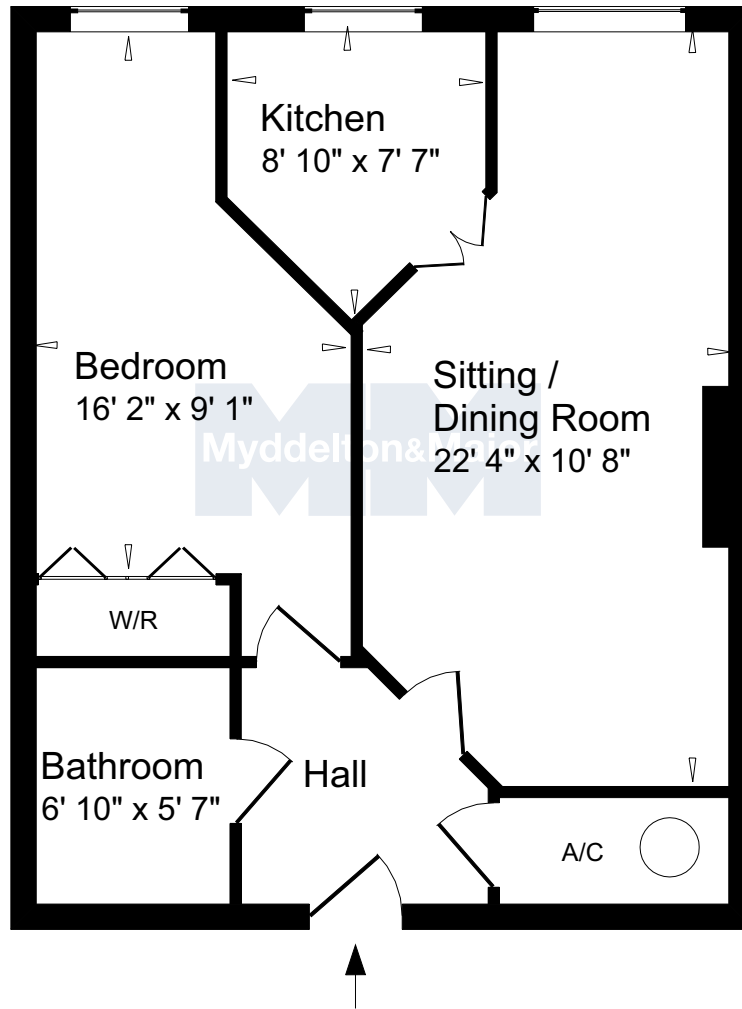
Tel 01722 337575

MONEY LAUNDERING REGULATIONS 2017

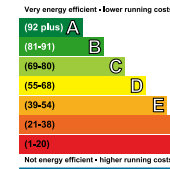
Please note, purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Reference: 18709.290617





Energy Efficiency Rating



Current	Potential
84	87

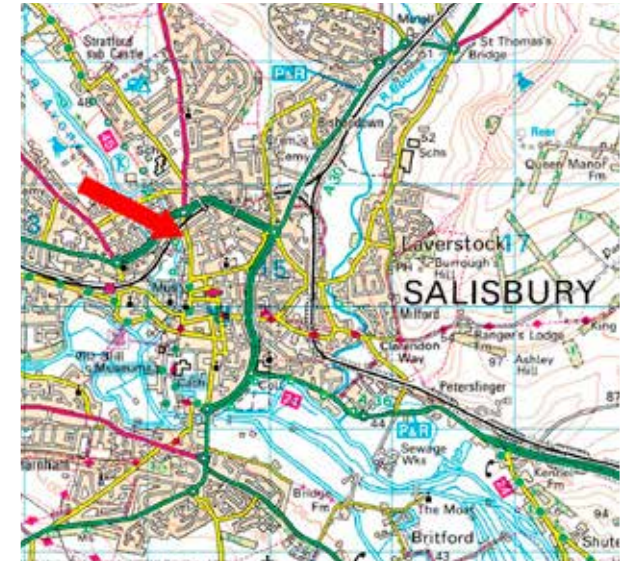
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



Approximate Gross Internal Floor Area 525 Sq. Ft./ 49 Sq. M

49 High Street Salisbury Wiltshire SP1 2PD

01722 337575
www.myddeltonmajor.co.uk

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: – i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

