



ARCHERS COURT, WILTSHIRE, SP1 3WE
£152,500 LEASEHOLD

Winkworth



ARCHERS COURT, WILTSHIRE, SP1 3WE

A conveniently located two-bedroom, first floor apartment situated in this popular riverside development in the heart of Salisbury city centre. Communal Gardens and residents parking.

This comfortable first floor apartment is located at the rear of the annexe building and has an outlook toward the River Avon. The accommodation has Upvc double glazing and electric heating and includes an entrance hall, two bedrooms (one with built-in wardrobe), a lounge/dining room with kitchen off and an upgraded shower room. Facilities for the residents include lifts to upper floors, a lovely residents' lounge with small kitchen off and an on-site laundry room, in the main building. There is also a guest room available for a small overnight fee, an onsite manager living in and an active diary of events for the residents.

Within the complex there are landscaped and well-maintained gardens laid to lawns with attractive plant and shrub borders, gravelled and patio seating areas including a pleasant terrace overlooking the River Avon. Two separate car parks are available for both residents and visitors respectively and it is understood these are on a first come first served basis. In addition to this there is a covered mobility scooter parking bay.



AT A GLANCE

- One Kitchen
- Two Bedrooms
- One Bathroom
- One Reception Room
- Residents Parking
- Communal Gardens

LOCATION

The development stands within the city ring road, within level walking distance of the central Market Square and Salisbury's world-famous Cathedral and its tranquil Close. Salisbury has developed into a cultural hub with its tree-lined Market Square, twice weekly charter market and a number of superb retail outlets including independent and brand names. There is a wide choice of restaurants, public houses and coffee shops nearby. Salisbury also enjoys two theatres, two cinemas and a leisure centre with indoor sports and three swimming pools. A mainline rail station provides the opportunity for travel to London Waterloo (90 mins), and the West Country.

DIRECTIONS

What3Words - latest.minus.apply

Leave Salisbury centre via Castle Street and continue over the pelican crossing and a mini roundabout. Continue for approximately 300 yards and turn left into Archers Court. Having entered the development there is residents' parking on the right-hand side and visitors' parking upon the left. Our agent will meet you at the main entrance door on each viewing.

EPC Band C

Council Tax Band E

Electric central heating

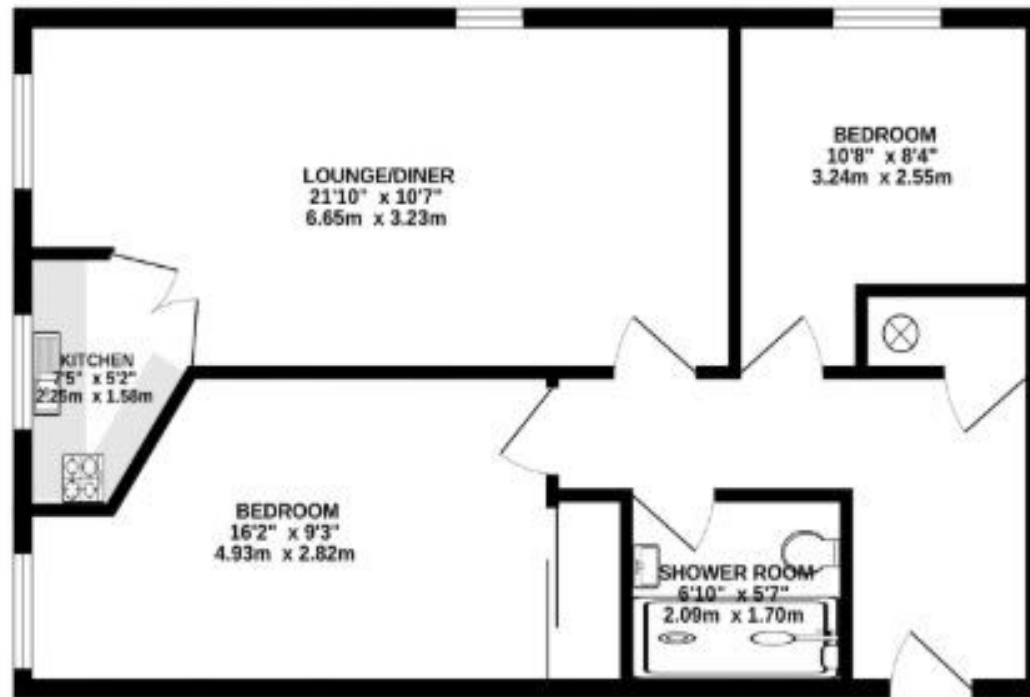
Mains drains and water

Broad Band Availability: Standard, Superfast and Ultrafast

Mobil Coverage Inside/Outside: Likely – EE, Three, O2 and Vodafone



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) A		
(81-90) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth