



71 ARCHERS COURT, CASTLE STREET, SALISBURY SP1 3WE

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



71 ARCHERS COURT, CASTLE STREET, SALISBURY SP1 3WE
PRICE GUIDE: £157,000

Located within a short level walk of Salisbury city centre, Archers Court is a McCarthy and Stone development specifically designed for the over 55s.

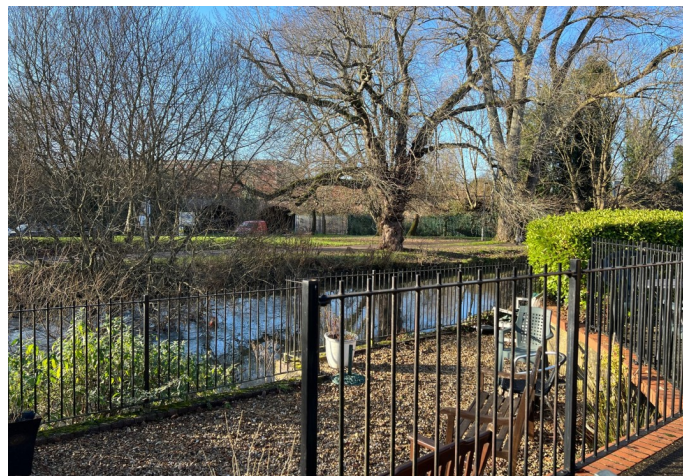
The development, which was completed in 1998, offers secure living and has the advantage of a full time resident manager; there are also excellent communal facilities available including a large day room, kitchen, laundry, visitor/guest suite which may be booked by prior arrangement, extremely well maintained communal gardens and residents/visitors parking.

71 Archers Court is a top floor apartment located in the smaller block within the development with an open outlook extending up Castle Street and Wyndham Road to the front. Within the block is a communal staircase to each floor together with a fully serviced lift which had a major overhaul in 2020.

Number 71 offers 2 good sized bedrooms (bedroom 1 with fitted furniture), an excellent double aspect living room/dining room, a well-equipped modern kitchen and a large bathroom with walk-in shower enclosure. The apartment is fully double glazed, heated by electric low tariff storage units and is generally well maintained and presented. There is a fully integrated emergency system with a red pull cord in every room which directly alerts the call centre. The apartment has an intercom system allowing the front door to be opened from the apartment.

LOCATION: Castle Street is located just inside the ring road in the historic cathedral city of Salisbury, within a short walk of the many shops, supermarkets, cultural and social amenities including the cathedral, arts centre, theatre and cinema, twice weekly market, restaurants, medical facilities and both private and state schools for all ages. The medieval cathedral, leisure centre, recreation ground and local park are nearby and the mainline rail service to London's Waterloo (journey time 90 minutes) and the West Country is within walking distance. Salisbury District hospital is just outside the city centre. Salisbury is well placed for access to the A30/A303/M3 to London and the West Country and Southampton and the M27 via the A36.

TENURE AND SERVICES: Leasehold with the Residue of a 125 year Lease dated 1998. Local Authority: Wiltshire Council. Council Tax Band E - £3,087.26 for the year 2024/2025. Fully double glazed. Mains electricity, water and drainage connected. Electric heating. Ground Rent and Service Charge: Two half-yearly payments of £2,188.61 payable to: Millstream Management Services Ltd, McCarthy House, Yeoman Road, Ringwood, Hampshire BH24 3FA.

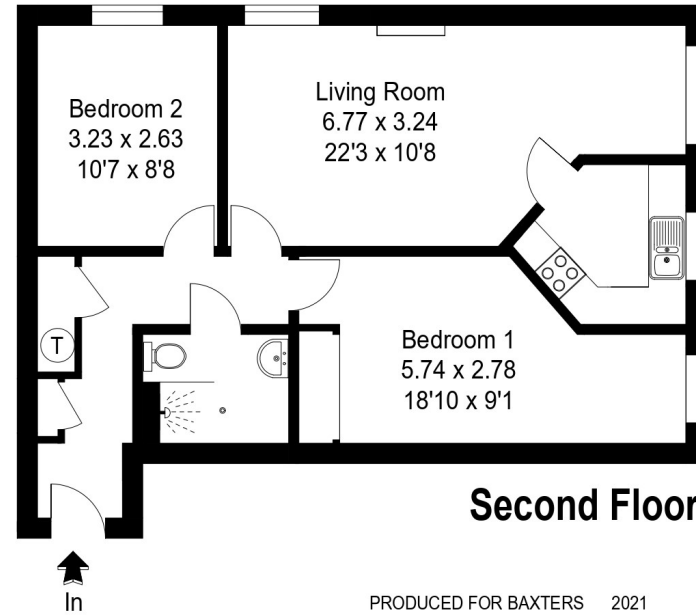
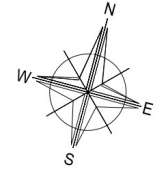


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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Approximate Gross Internal Area :- 60 sq m / 647 sq ft



PRODUCED FOR BAXTERS 2021

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

DIRECTIONS: From the centre of Salisbury proceed along Castle Street; Archers Court will be found on the left hand side facing Wyndham Road. Number 71 occupies the top floor of the building on your left as you enter. Please park in the Visitors car park.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10756.