

PRICE REDUCTION



McCarthy & Stone
RESALES



17 Queen Eleanor Court Salisbury Street, Amesbury, SP4 7FU
Asking price £249,950 Leasehold

For further details
please call 0345 556 4104

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Very spacious two bedroom first floor retirement apartment with lovely balcony overlooking the beautifully tended gardens and entrance of Queen Eleanor Court. HIGHLY RECOMMENDED.

GENERAL

Possibly the premier apartment in the superb development. Located on the first floor overlooking both the development entrance and the beautiful landscaped gardens of the development this two bed apartment is also one of the most spacious with a 'L-shaped' sitting room that extends into a useful dining/study recessed area and French door opening onto a lovely balcony. The remaining accommodation provides an excellent kitchen with range of integrated appliances, master bed with en-suite facilities, second bedroom, and a further wet room. All complimented by effective space-saving underfloor heating.

Queen Eleanor Court is a prestigious gated community constructed in 2015 by multi award-winning retirement homes specialist McCarthy and Stone and is perfectly located adjacent to the excellent amenities available on Salisbury Street, including supermarkets, an eclectic range of retail outlets, restaurants, cafés, pubs etc. This is a 'retirement living' development exclusively for those aged over 60. Queen Eleanor Court offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Queen Eleanor Court; It is a vibrant and socially active community with plenty of regular events and activities. Naturally all are welcome but there is certainly no obligation to participate and home owners can be as involved or remain as private as they wish.

For peace of mind our House Manager provides excellent support to Home Owners whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

ENTRANCE HALL

With solid entrance door having security spy-hole. There is pace for typical hall furniture. Large store/airing cupboard with light, shelving and housing the Gledhill boiler supplying domestic hot water and the separate 'Vent Axia' heat exchange unit. Security intercom system providing for both visual and verbal entry from the main development entrance door. Emergency pull cord. Feature glazed panelled door to the sitting room.

SITTING ROOM

A super 'L-shaped' sitting room extending into a useful dining/study area with a double-glazed French door and matching side panel opens onto a lovely balcony. Focal point fireplace with inset electric fire. A feature glazed panelled door to kitchen.

BALCONY

A really beneficial feature providing immediate access to all-important outdoor space and enjoying a super outlook over the beautiful landscaped gardens and the main entrance of Queen Eleanor Court.

KITCHEN

Double-glazed window overlooking the developments gardens. Modern range of 'Maple' effect wall and base units with contrasting laminated worktops incorporating a stainless steel single drainer sink unit. Excellent range of integrated appliances comprise; a four-ringed hob with stainless steel chimney hood over, built-in oven, concealed fridge and freezer. Ceiling downlights. Extensively tiled walls and fully tiled floor.

MASTER BEDROOM

Double-glazed window, excellent walk-in wardrobe with auto light and ample hanging space and shelving. Door to en-suite facilities.

EN-SUITE

A wet room facility with modern white sanitary ware comprising; close-coupled WC, vanity wash hand basin with mirror and light

over, walk-in level access shower with both raindrop and traditional shower heads. Heated ladder radiator/towel rail, emergency pull cord, fully tiled walls and floor.

BEDROOM 2

With a double-glazed window and a garden outlook.

SHOWER ROOM

With a modern white sanitary ware comprising; a close-coupled WC, vanity wash hand basin with mirror having integral light and shaver point over, glazed corner shower cubicle with both raindrop and traditional shower heads. Heated ladder radiator/towel rail, emergency pull cord, fully tiled walls and floor.

SERVICE CHARGE

Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

CAR PARKING

There is parking available on a permit basis with a charge of around £250 per annum for which there may be a waiting list.

LEASEHOLD

LEASE 125 Years from 2015
Ground Rent 495. p.a.



