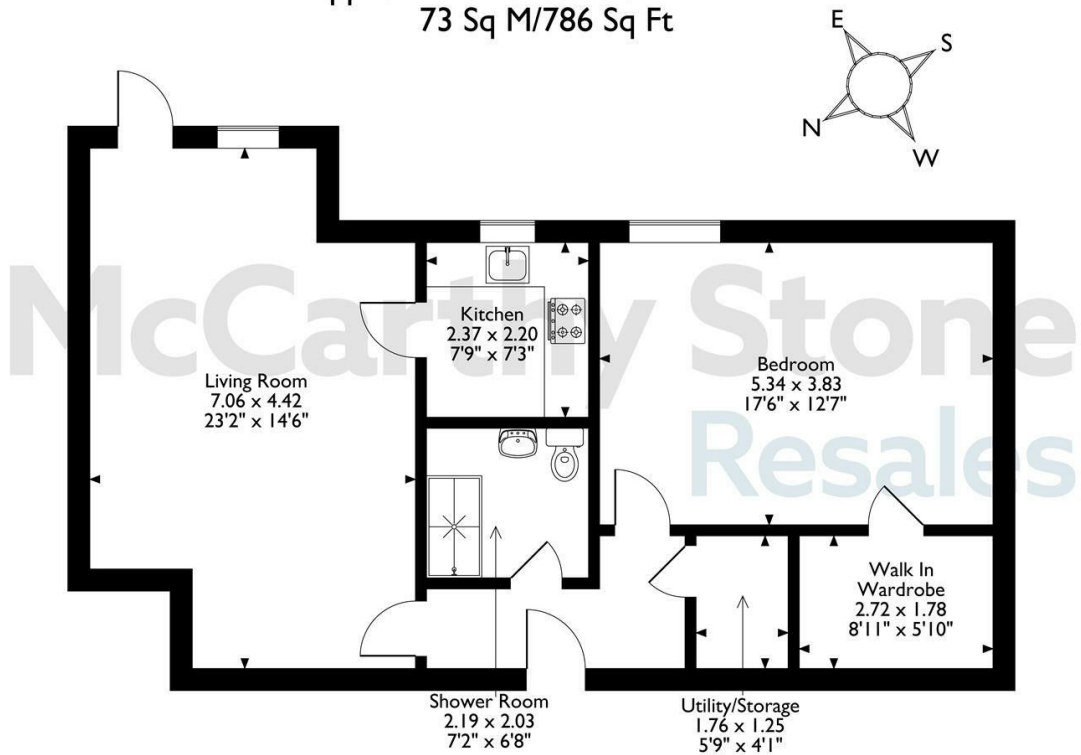
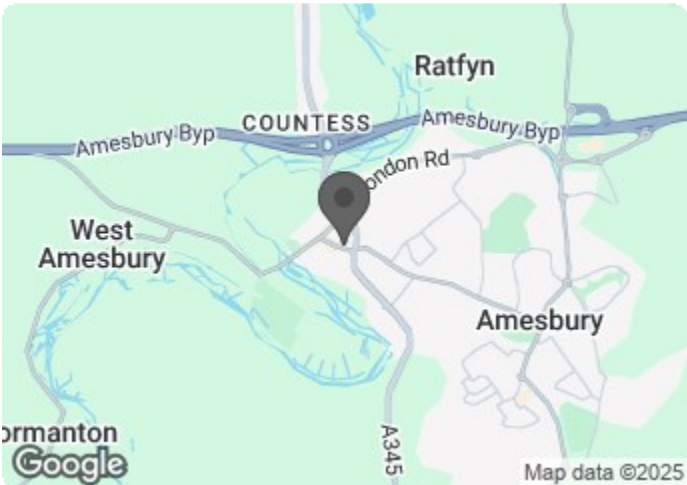


8 Queen Eleanor Court, Salisbury Street, Amesbury, Salisbury
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



8 Queen Eleanor Court

Salisbury Street, Amesbury, SP4 7FU



Asking price £170,000 Leasehold

An extremely SPACIOUS one bedroom apartment which has undergone recent REDECORATION within our Queen Eleanor Court development, Benefitting from a WALK OUT BALCONY. The development has fantastic communal areas and landscaped gardens and is close to local amenities.

Call us on 0345 556 4104 to find out more.

8 Queen Eleanor Court, Salisbury Street, Amesbury, SP4 7FU

Queen Eleanor Court

Queen Eleanor Court is a prestigious development constructed in 2015 by renowned retirement homes specialist McCarthy and Stone and located adjacent to all the excellent amenities available on Salisbury Street, including supermarkets, an eclectic range of retail outlets, restaurants, café's, 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.

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.

This Apartment is a super first floor apartment benefitting from spacious accommodation and an excellent kitchen with range of integrated appliances.

The property enjoys underfloor heating complimented by an economical 'Vent-Axia' heat recovery (heat exchange) system that filters and recirculates warm air back into principle rooms.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Entrance Hall

With newly fitted carpets. Solid entrance door having security spy-hole. 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 verbal entry from the main development entrance door . Doors lead to the living room, shower room, and bedroom.

Living Room With Walk Out Balcony

A good sized living room extending into a useful dining area with a triple-glazed window and door leading to a walk out covered balcony. Focal point fireplace with inset electric fire. A feature glazed panelled door to kitchen.

Kitchen

Triple-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 newly fitted laminate flooring.

Bedroom

Generously sized bedroom with triple-glazed window. Excellent walk-in wardrobe with auto light and ample hanging space and shelving.

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.

1 bed | £170,000

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 Information

Lease: 125 Years from 1st Jan 2015

Ground rent £425. per annum

Ground rent review: 1st Jan 2030

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £276.67 a month (£3,320.08 pa) (for financial year ending 30/09/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Additional Information and Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

