





77 Archers Court, Salisbury, SP1 3WF

- Well Presented House
- Picturesque River Views
- Modern Kitchen
- Large Sitting/Dining Room
- Two Large Double Bedrooms
- Family Bathroom and En Suite
- Attractive Communal Gardens
- Designated Car Port

The Property

A rarely available, well presented and appointed two double bedroom and bathroom terraced house, located within this popular city centre age restricted complex. 77 Archers Court now provides well proportioned and naturally well lit accommodation over two floors. The private front door opens into a welcoming hallway, with doors leading to all of the ground floor accommodation. The modern kitchen which has been updated within the last five years and the large sitting/dining room has double doors opening onto the communal gardens at the rear, with the River Avon beyond. The cloakroom has space and plumbing for a washing machine has previously been fitted with a bath. On the first floor are two large double bedrooms, one of which has an en suite shower room, and a family bathroom.

Outside

Archers Court has attractive communal gardens which are well planted and tended and have benches, some shaded by a pergola, ideal for sitting out. At the rear of the property is a small paved area, which is given privacy by way of fencing to both sides and looks over the River Avon. Whilst this isn't within the curtilage of number 77, it is understood that an incoming purchaser could have a patio table and chairs here. The property benefits from a designated car port, within the development there is also visitors parking and a bin store.

Location

Situated 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 direct trains to London Waterloo, journey time approximately 90 minutes.

NB: There is a restriction of the lease stating that the owner must be at least 55 years old.

A rarely available, two bedroom, two bathroom terraced house with a car port and attractive views over the River Avon behind.

Tenure: Leasehold Size: 1,111 ft² EPC Rating: C (73) Council Tax Band: F



Services - All mains services are available. Term - 125 years from 01/11/1997. Ground Rent - £184.40 for 2023.

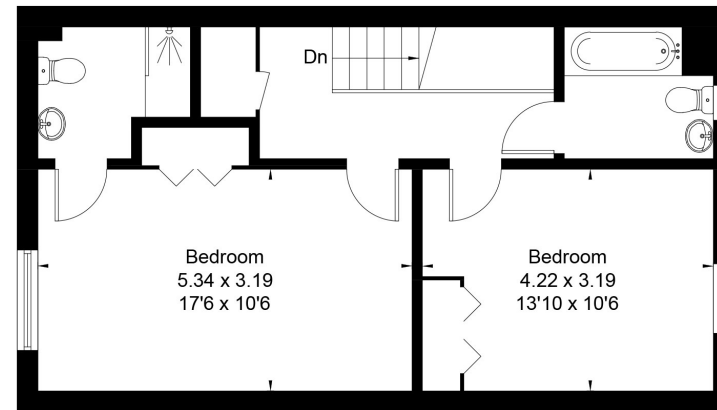
Service Charge - £2,817.30 for 2023.

Market Square 0.5 Miles • GP 0.3 Miles • Salisbury Hospital 2.3 Miles • Salisbury Station 0.6 Miles

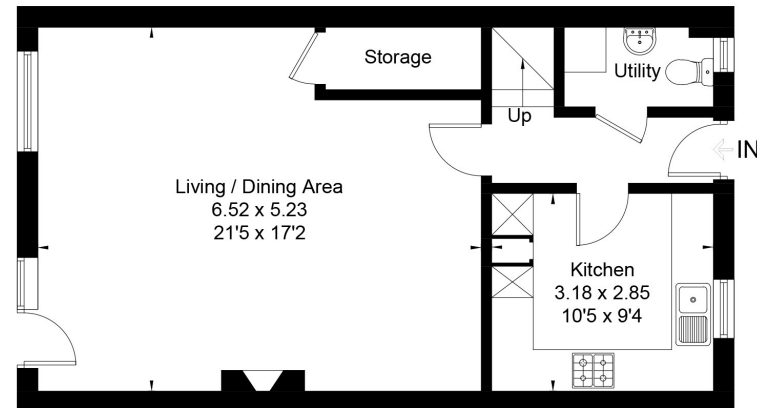




Approximate Area = 103.2 sq m / 1111 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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