



Florence Court, Wilton

Myddelton&Major



14 Florence Court, Wilton Salisbury, , SP2 0FD

- Light and airy first floor flat
- 1 reception room
- Covered car barn parking space
- 2 bedrooms
- 2 bath/shower rooms
- Communal grounds and scheme secretary

The Property

Situated in the popular development known as Florence Court, this is a very light and spacious, first floor apartment, tucked away in a quiet and secluded part of the scheme. With windows facing predominately south and west it is very light with good quality fittings throughout. The property has been kept in good order and the rooms are well proportioned. Entrance hall, kitchen, sitting/dining room, two bedrooms, bathroom, en suite shower room, designated covered parking space, communal grounds and secretarial service.

The flat is approached from the communal driveway and here is a sheltered front door, with entry system, that opens into the exceptionally well maintained communal hallway. This has a letterbox for the flat and a wide, shallow set of stairs leading up to first floor landing.

Location

Florence Court is a popular residential development built in 2008 by Archstone Properties. Great care was taken during the build to use materials sympathetic to the town's long history and there are thoughtful touches such as well maintained communal grounds with attractive planting and spaces in which to sit out as well as the services of a Scheme secretary/manager to assist with the day to day running of the site.

The property is a level walk from all of Wilton's excellent facilities – shops, cafes, a library, a weekly market, a school, restaurants, churches, two doctor's surgeries, hairdressers etc. About 4 miles away is the Cathedral city of Salisbury, with a further range of shopping, educational, leisure and cultural facilities, as well as a mainline station with trains to London Waterloo, journey time approximately 90 minutes. Salisbury also supports a playhouse and has a twice weekly market. There is a regular bus service between Wilton and Salisbury, plus a 'Park and Ride' just outside the town.

Leaseholders have gained the right to manage since 2020 through the resident owned Florence Court Management Company Ltd., with all

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

Rent: £200,000

A very well presented, first floor apartment for the over 55s located in the centre of the town.

Size: X,XXX sq ft

Council Tax: Wiltshire, Band D



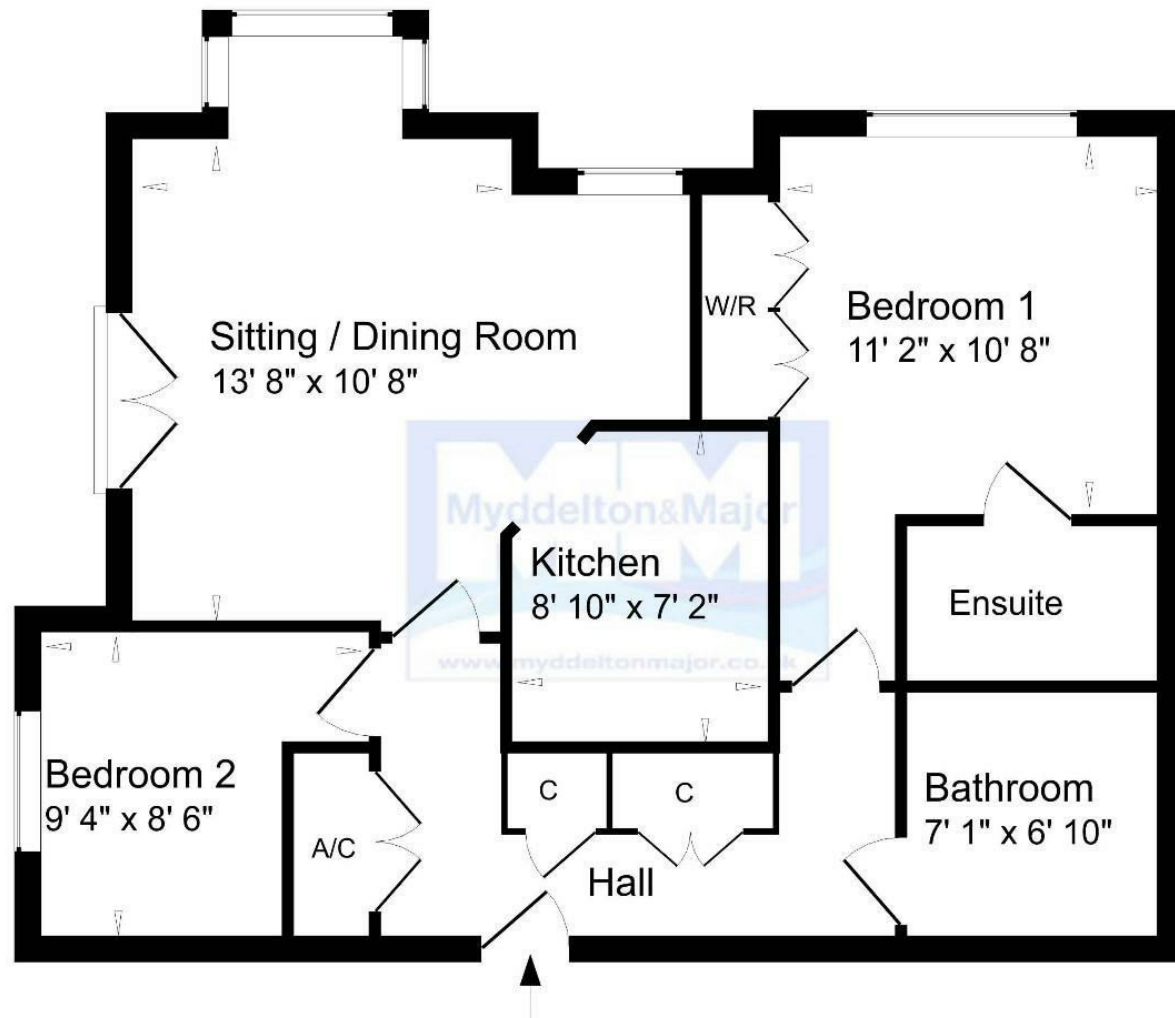
Dilapidation Deposit: Equivalent to 5 weeks rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks rent.

Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.





Approximate Gross Internal Floor Area 985 Sq. Ft./ 64 Sq. M

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Drawing Number : 164-983j

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B	84	85
(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		

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