



Elizabeth Court Crane Bridge Road

Salisbury, SP2 7UX

£315,000



This is an excellent newly decorated first floor apartment for the over 65's within a development built by Bovis Homes in the late 1990's. The apartment can be approached by either lift or stairs and the two bedroom accommodation has the benefit of both independent living as well as full-time manager assistance. Facilities include a communal lounge and dining room for catered meals if required. The comfortably roomy accommodation includes a large entrance hall, living room, kitchen and large bathroom with the benefit of gas fired central heating and double glazing to the windows. There is also a guest suite available for hire, as well as a weekly service clean. There is access to delightfully maintained gardens to front and rear and the flat also has emergency pull cords in each room.



Location

Elizabeth Court is located opposite the lovely Elizabeth Gardens leading across to the River Avon. City centre amenities off the High Street are within easy reach, including good shops and facilities, as well as the Market Square with its twice weekly market and famous Cathedral Close. There is a mainline railway station nearby. The Cathedral city has a good range of leisure facilities, including library, cinema, playhouse and leisure centre and a variety of international restaurants.

Communal Reception Hall

With manager's office and access to the communal sitting and dining room, staircases and lift to the first floor.

Private Reception Hall

With telephone entry, radiator, shelved linen cupboard with Space heater, shelved storage cupboard and fitted coat rail.

Living Room 16'11" x 11'4" (5.17m x 3.46m)

With all metal fire surround, radiator, Open Reach telephone point and Virgin connection, television aerial point and door to kitchen.

Kitchen 11'9" x 7'11" (3.60m x 2.42m)

Fitted with laminate worksurfaces with base cupboards and drawers beneath and matching wall cupboards above, stainless steel single drainer sink unit, Neff electric hob with filter hood above and Neff oven, integral fridge/freezer, wall mounted Worcester gas fired boiler.

Bedroom One 13'2" x 11'10" (4.02m x 3.63m)

4.02m x 3.63m

Bedroom Two 11'10" x 10'11" (3.61m x 3.34m)

With Radiator.

Bathroom

Fitted with a suite of panelled bath with tiling around and Mira shower over, low level WC, pedestal wash hand basin, medicine cabinet, radiator and extractor fan.

Outside

To the front of the flats there is communal car park and formal gardens. At the rear there is a further lovely area of garden with plant beds, lawns, roses and seating areas.

Tenure

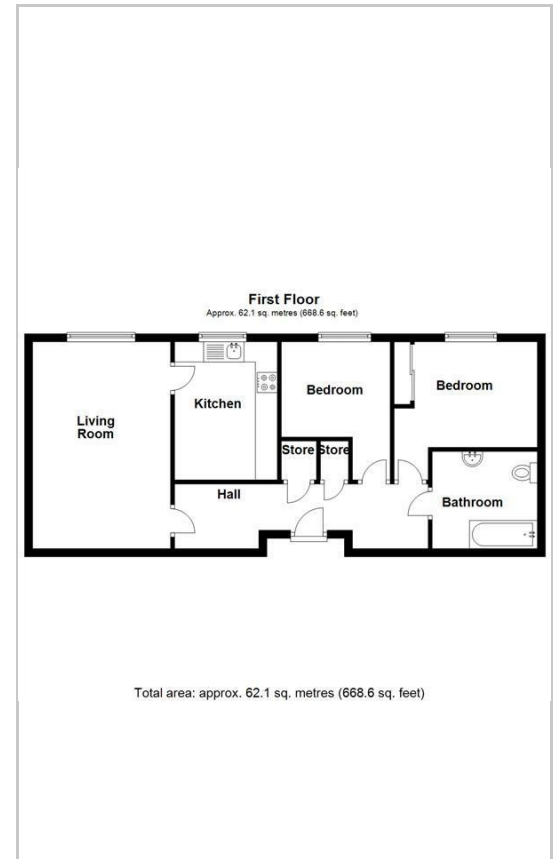
LEASEHOLD Leasehold 125 years from 1996

Service charge: £8,734.45 per annum due for review April 2023

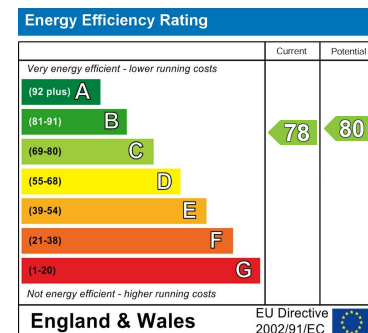
Area Map



Floor Plans



Energy Efficiency Graph



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