



12 Elizabeth Court Crane Bridge Road

Salisbury, SP2 7UX

£340,000



A very light and well proportioned first floor apartment within this exclusive development for the over 65's. 12 Elizabeth Court sits within a prime position in the development, within this converted character house, overlooking Queen Elizabeth Gardens. The property comprises generous entrance hallway, sitting room, separate kitchen, two bedrooms and bathroom. Generally 12 Elizabeth Court is in good order throughout, however scope exists to refresh the décor and upgrade fittings in a personal style. The development itself sits within a prime city centre location overlooking Queen Elizabeth Gardens and cathedral beyond. Elizabeth Court has communal gardens, parking, lift access to all floors, resident house manager, and guest suite. There is also a very comfortable residents lounge, conservatory and dining room (with daily three course menu available). This is a very rare opportunity and an early viewing is strongly advised.



Directions

Proceed to Crane Bridge Road where Elizabeth Court can be found a very short distance from Water Lane.

Communal Lobby

Entry phone system.

Communal Entrance Hall

Managers office, access to the lounge/dining room, lift and stairs to upper floors.

Front Door to Number 12

Entrance Hall

Spacious and welcoming space with full height airing cupboard and walk-in storage/cloak cupboard. Radiator and entry phone. Drop down ladder to loft storage.

Sitting Room 5.6m x 3.8m

Light and airy room with twin sash windows to front aspect overlooking Crane Bridge Road and Queen Elizabeth Gardens. Feature fireplace with cupboards and display shelving to either side. Telephone point.

Kitchen 10'7" x 8'0" (3.25m x 2.45m)

Matching wall and base units with worksurface over. Inset Neff hob with extractor hood over, integral eye level oven and fridge/freezer. Space for washing machine. Stainless steel sink unit. Wall mounted Vaillant gas boiler, radiator, sash window to rear aspect.

Bedroom One 12'3" x 11'5" (3.75m x 3.5m)

Sash window to front aspect with views toward Queen Elizabeth Gardens. Built in double wardrobe with sliding doors. Radiator.

Bedroom Two 11'5" x 9'10" (3.5m x 3m)

Window to rear aspect. Radiator. N.B. This room has also been used as a study.

Bathroom

Matching coloured suite comprising WC, basin and panelled bath with Triton shower over. Tiled splashbacks, heated towel rail, obscure glazed window.

Communal Facilities

Elizabeth Court has a fantastic array of communal facilities for residents' security, comfort and well-being. The residents lounge, leading through to the conservatory, provides a sociable space for residents and their guests. A communal dining room offers a daily three course menu (if required). Each resident has the benefit of 24-hour cover, with emergency pull cords throughout each property. The in-house manager oversees the day to day running of the building, a guest suite is available for visitors (subject to availability).

Outside

There are attractive communal gardens set wither side of the communal lounge, these are maintained for residents' enjoyment. To the front of the building are parking spaces for residents and their guests.

Tenure

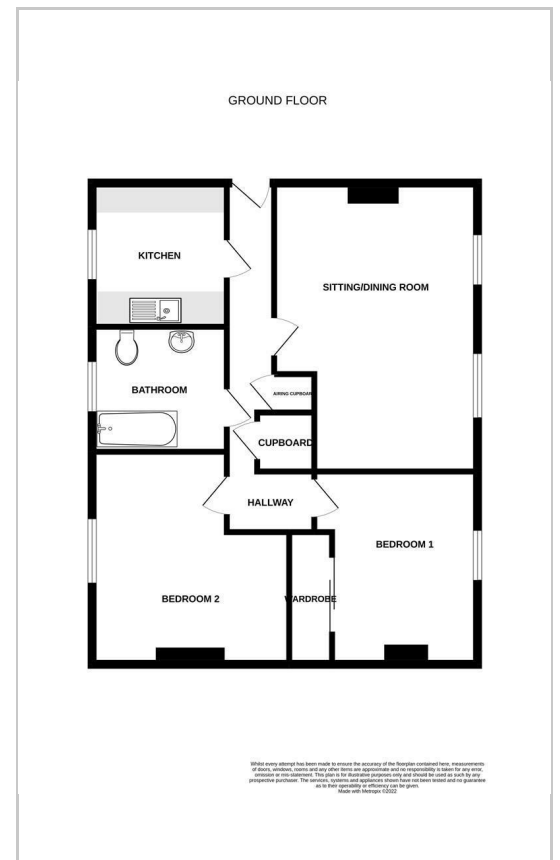
Leasehold 125 years from 2013.

Service Charge: £8,734.44pa. Due for review April 2023.

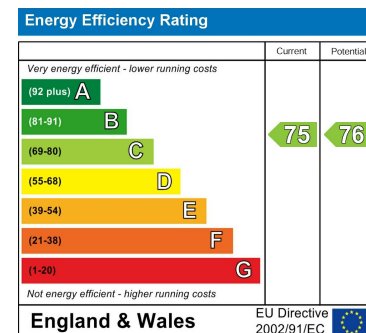
Area Map



Floor Plans



Energy Efficiency Graph



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