



6 Pembroke Court West Street

Salisbury, SP2 0DG

£115,000



A lovely ground floor retirement flat for the over 55's located in walking distance of the town centre and it's shops. Pembroke Court is a managed and warden assisted development within a complex of two blocks of thirty five apartments for the over fifty-fives built in approximately 1991 and managed by Grange Management (Southern) Ltd. This is a self contained purpose built ground floor flat with conservatory, double bedroom, living room, kitchen and bathroom all benefiting from electric storage heating and double glazing. The development has a Resident Manager and alarm care system and there are communal facilities including a residents lounge, laundry room, car park and well kept garden. Each block has a security entry system. This property has an extended lease.



Location

Pembroke Court is located within easy level walking distance of Wilton town centre where there is a Market Square with a weekly market and a variety of shops including doctors' surgeries, dental practice, pubs and two small supermarkets. The Cathedral City of Salisbury is approximately three miles away accessed by a regular bus service from the Market Square. Salisbury has a more extensive range of shops, social and educational amenities and there is a mainline railway station serving London Waterloo.

Communal Entrance Hall

With security entry.

Private Entrance Hall

Built in shelved airing / storage cupboard with hot water tank, electric night storage heater, entry telephone.

Living Room 4.96m x 3.26m

With two wall lights, electric storage heater, telephone point, television aerial point, opening to the KITCHEN and door to :-

Conservatory 2.78m x 2.27m

Outlook to the central car park. Door to the outside.

Kitchen 3.03m x 1.77m

Fitted with laminate work surfaces with inset stainless steel single drainer sink unit, base cupboard and drawers and wall cupboards, space for upright fridge freezer and for an electric cooker, extractor fan, space and plumbing for a washing machine.

Bedroom 3.85m x 2.76m

Built in double wardrobe, electric storage heater, television aerial point.

Bathroom

Fitted with a panelled bath with electric shower over, low level WC, pedestal wash hand basin, towel radiator, shaving light, extractor fan.

Communal Facilities

These include a community lounge with access to the courtyard garden and with the laundry room with its facilities off. The complex has a Resident House Manager.

Outside

There is car parking between the two buildings and at the rear of the complex there is a delightfully maintained lawn with planted flowerbeds adjacent to the a tributary of the River Wylfe.

Tenure

LEASEHOLD

Pembroke Court is a managed and warden assisted development within a complex of two blocks of thirty five apartments for the over fifty-fives built in approximately 1991 and managed by Grange Management (Southern) Ltd

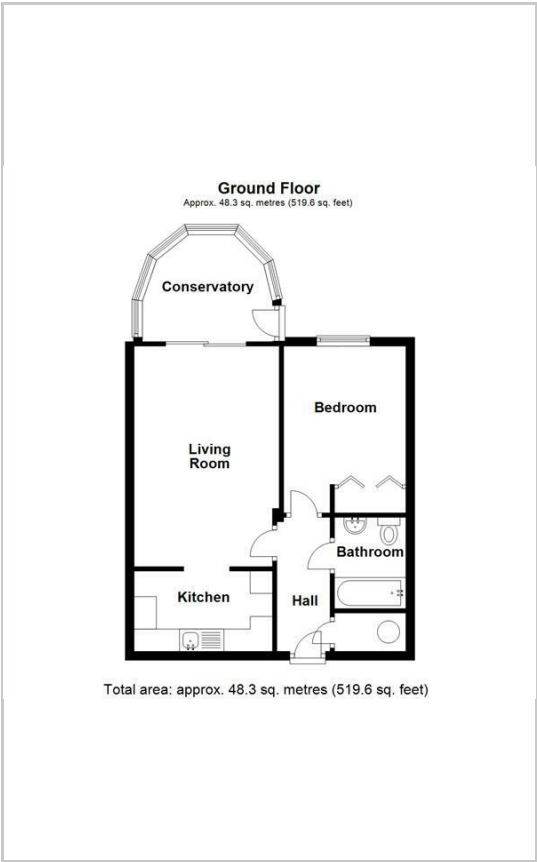
Service Charge: £3,134.68 pa including Ground Rent and water charge.

Lease Length: 99 years from 1991.

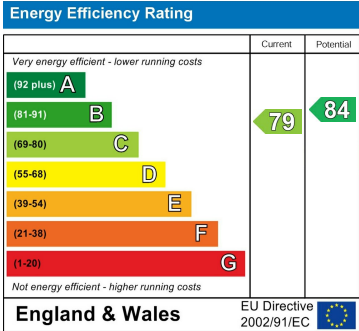
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.