

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 64 Archers Court

Salisbury, SP1 3WE

£165,000



A generously proportioned and modified ground floor apartment within this prestigious city centre development. 64 Archers Court enjoys a lovely position within this over 60's development boasting a great array of features and benefits. 64 Archers Court is a two bedroom apartment which has been modified to assist an occupier with limited mobility, including automated front door, installation of a wet room shower and adapted kitchen units. The property is well laid out with a 6.7m x 3.3m sitting room, well appointed kitchen, two double bedrooms, shower room as well as very generous levels of built in storage. Outside number 64 has a small paved courtyard area overlooking Castle Street as well as access to the communal gardens. This well managed retirement development offers a great range of facilities including full time resident manager, residents lounge, laundry and guest accommodation, all of the properties are also fitted with an emergency careline response system for peace of mind. This is a great opportunity to acquire a comfortable and manageable home within the city centre within easy reach of all amenities.



### Entrance Hall

Entry phone, radiator, walk-in shelved airing cupboard and further full height storage cupboard with electrics.

### Sitting Room 21'11" x 10'7" (6.7m x 3.25m)

Double glazed door to front. Feature fireplace, radiator, wall lights, telephone point.

### Kitchen 7'8" x 7'0" (2.35m x 2.15m)

An adapted kitchen with lower set base units and worksurface. Inset stainless steel sink unit with mixer tap. Inset CDA electric hob with extractor hood, built in eye level oven. Integral compact dishwasher, space for fridge/freezer. Double glazed window to front aspect, electric heater.

### Bedroom One 18'4" x 9'4" (5.6m x 2.85m)

Double glazed window to front aspect. Built in double wardrobe with mirrored doors, radiator and wall lights.

### Bedroom Two 18'2" x 9'2" (5.55m x 2.8m)

Double glazed window to front aspect. Radiator and wall lights.

### Bathroom

The bathroom has been adapted to create a wet room. White WC and pedestal basin, shower controls with floor drain, wet wall and tiled splashbacks. Heated towel rail, obscure double glazed window, electric wall heater and extractor fan.

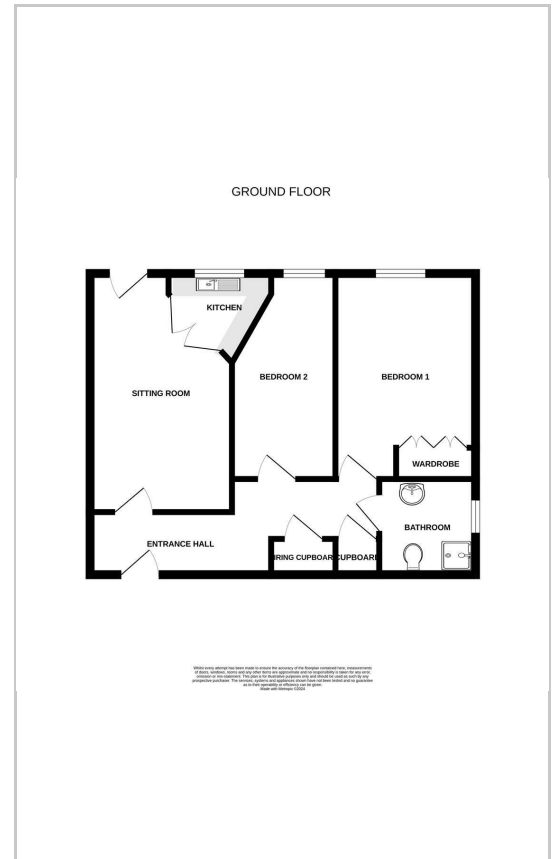
### Outside

From the living room a door leads to a small paved area enclosed by a low level wall and railings. Space for pots. To the rear of the building is a good level of resident and visitor parking along with the lovely communal and riverside gardens.

### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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