

Flat 21, Elizabeth Court Crane Bridge Road, Salisbury, Wiltshire, SP2 7UX

£295,000 Leasehold

About The Property

A well presented and spacious first floor apartment forming part of this popular and prestigious sheltered housing development (minimum age 65) in the centre of the city. The property is ideally positioned opposite the picturesque Elizabeth Gardens and enjoys a most attractive setting. The apartment occupies a quiet position to the rear of the building, overlooking communal gardens and is offered with no onward chain.

There is lift access to all floors and the property is well presented having been redecorated throughout. The accommodation comprises a large entrance hallway with a large walk in storage cupboard and a linen cupboard with shelving. There is a sitting/dining room with space for a table and chairs which leads to a well fitted kitchen which has an integrated electric oven, hob and extractor with space for the usual appliances and there is a larder cupboard.

The main bedroom has fitted wardrobes and there is a further good size bedroom. There is a recently refitted shower room with a large walk in shower area and a separate cloakroom. All the windows are PVCu double glazed and the property enjoys gas fired central heating. There is also a communal car park to the front

Residents of Elizabeth Court have the benefit of 24 hour cover, weekly domestic help if required, emergency alarm pull cords in all of the rooms, and all the apartments are designed to accommodate wheelchairs. There are excellent communal areas for the residents and visitors to enjoy, including residents lounge with a conservatory, dining room with an in-house catering team, a laundry and hobbies room. The communal entrance hall holds the manager's office and front desk where residents and guests can see upcoming events. To the rear of the building is a private, enclosed and quiet sheltered garden, well maintained and attractively planted with seating areas. A guest suite can be booked for visitors for a small extra charge.

2 | 1 | 1 | 867.80 sq ft

- Two bedroom retirement apartment for over 65's
- Sitting/dining room
- Kitchen
- Shower room
- Cloakroom
- Pull cords in all rooms and lift access
- Close to city centre
- Communal areas including gardens, lounge, dining room and laundry
- Car park
- NO CHAIN







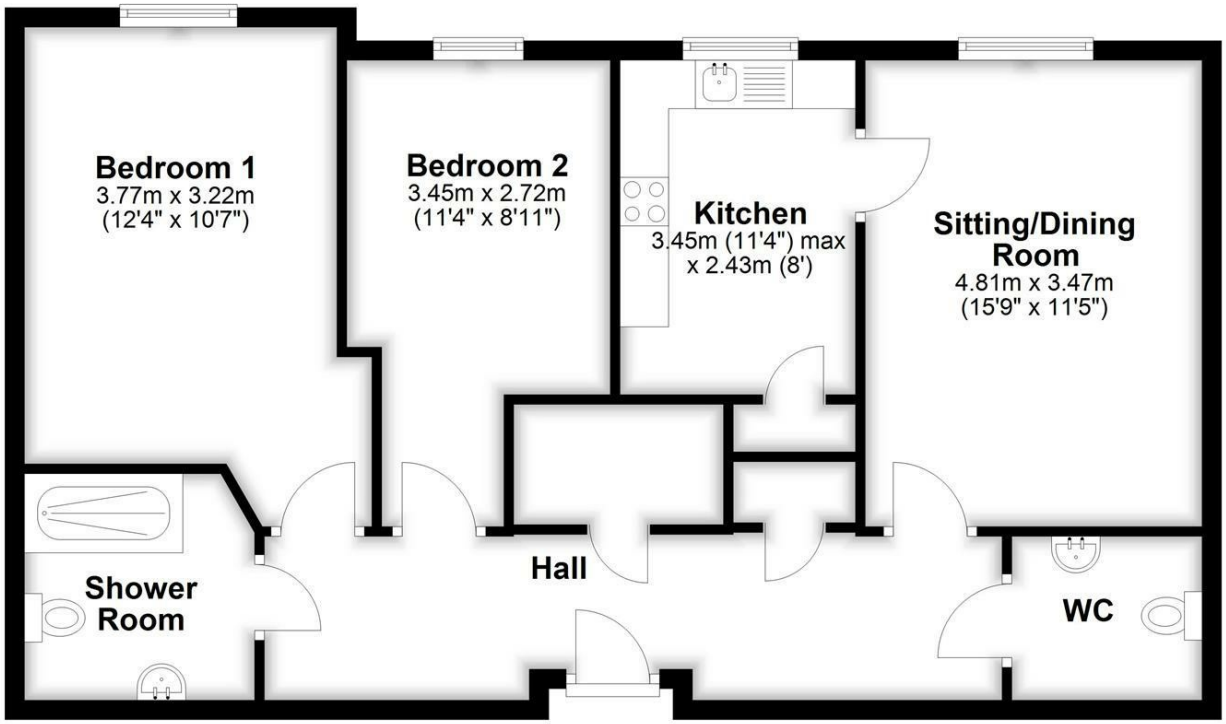






Floor Plan

Approx. 80.6 sq. metres (867.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: F - £4012.07 (2026/2027)

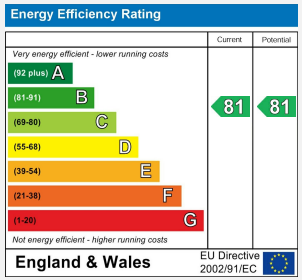
Tenure: Leasehold. 125 year lease from 1996 with 95 years remaining. Monthly service charge of £1044.20 and a peppercorn ground rent.

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: From our office proceed north and turn left at the roundabout onto the ring road. At the St Paul's roundabout take the first exit left into Fisherton Street. Turn right at the roundabout and left at the second roundabout into Mill Road. Go straight over the next two mini-roundabouts and as the road bears round to the right into Crane Bridge Road, Elizabeth Court will be seen on the left hand side.

What3words: ///voting.metals.mats



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