



19 Pembroke Court, West Street, Wilton, Salisbury

£175,000 Leasehold

Jordan &
Mason

19 Pembroke Court, West Street, Wilton, Salisbury, Wiltshire, SP2 0DG

A superbly located two-bedroom second-floor apartment situated towards the rear of this convenient and attractive development created for the over 55's. Situated opposite the historic Italianate church in this appealing market town, the property is convenient for all amenities. EPC: D



ACCOMMODATION AND FEATURES –

- A superb two-bedroom apartment in this convenient development
- Sitting room/dining room
- Kitchen
- Two well proportioned bedrooms
- Shower room
- Ample storage
- Telephone entry system
- Lift access
- Communal rooms to include morning room and laundry room
- Lawned gardens with outside seating
- Ample parking
- Central town location

DIRECTIONS –

From Salisbury continue via the A36 to Wilton and at Wilton continue passing Reeves The Baker and after about 200 yards turn right into Pembroke Court. There are various visitors spaces and residents parking found at the rear of the development.



THE PROPERTY

Pembroke Court is a well considered and designed development for the over 55's and is situated within a superb and convenient residential location. The apartment is situated overlooking the rear of the development where there is access to ample residents parking, communal residents room with regular events, laundry, beautifully planted lawned gardens which run to a tributary of the River Wyle. The apartment itself can be found at the rear of the development away from the road and has a generous sitting room/dining room with bow window, kitchen, two well proportioned bedrooms, shower room and ample storage. There is lift access as well as two separate staircases and a telephone entry system giving guests and ease of access. Opposite the apartment is a guest apartment for overnight visitors at a nominal charge.

SERVICES

Mains Water, drainage, electricity are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are not necessarily included within the sale and confirmation should be confirmed,

VIEWINGS

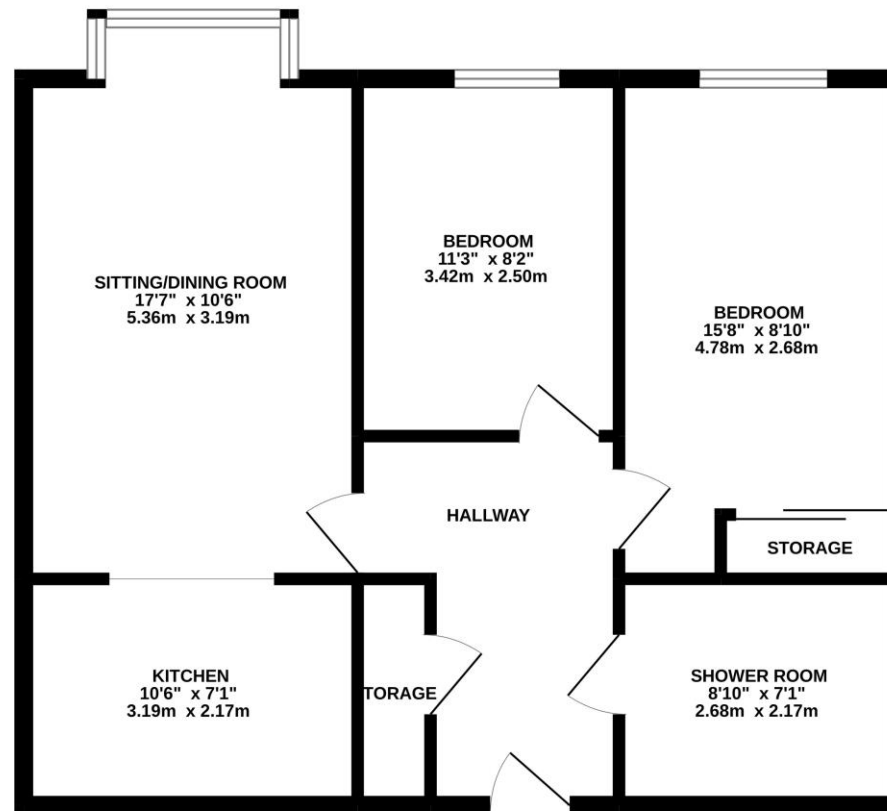
By appointment only with Jordan & Mason
Salisbury Office 01722 441 999



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Wilton, Salisbury, Wiltshire, SP2 0DG**

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.
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