



Flat 14, Elizabeth Court, Crane Bridge Road, Salisbury, Wiltshire

£320,000 Leasehold

**Jordan &
Mason**

Flat 14, Elizabeth Court, Crane Bridge Road, Salisbury, Wiltshire, SP2 7UX

A well-appointed, two-bedroom first floor apartment, with views of Queen Elizabeth Gardens, situated within this exclusive city centre retirement development which stands within close proximity of Queen Elizabeth Gardens, Salisbury Cathedral and Salisbury city centre.



ACCOMMODATION AND FEATURES

- Retirement development in the heart of Salisbury city centre
- Views across Queen Elizabeth Gardens
- Two double bedrooms
- Sitting room with bay window
- Restaurant and room service facilities
- Communal sitting room
- 24 hour on-site manager
- Attractive communal gardens
- Residents parking

DIRECTIONS

From Blue Boar Row follow the one-way system to the T junction with Exeter Street and turn right. Bear left into New Street and continue through the traffic lights. Pass / make use of the car park on left and Elizabeth Court will be found on the bend on the opposite side.



THE PROPERTY

The property comprises a modern and well appointed, two-bedroom first floor apartment which benefits from lift access and forms part of this exclusive city centre retirement development. Internally the property enjoys a light and airy atmosphere with a generous sitting room/diner with feature bay window overlooking Queen Elizabeth Gardens. And a well-appointed kitchen, with space for a table. The entrance hallway has a large walk-in storage cupboard and a linen cupboard. A substantial double bedroom has built-in wardrobes. There is a second bedroom and a newly refitted wet room. The property is designed for retirement living and gives the added comfort and peace of mind of emergency pull cords throughout. A telephone entry system gives access to visitors from the entrance security doors which give further independence to this retirement complex. Elizabeth court itself is highly regarded and enjoys a superb central position as well as numerous facilities within development. These include on-site restaurant, communal dining and sitting room facilities with numerous social events, on-site manager 24 hours a day, residents parking, conference/dining facilities. Viewing is highly recommended.

SERVICES

Mains Water, Electricity, gas and drainage are connected.

Nb. No services have been tested or verified. NB All buyers complete their own checks.



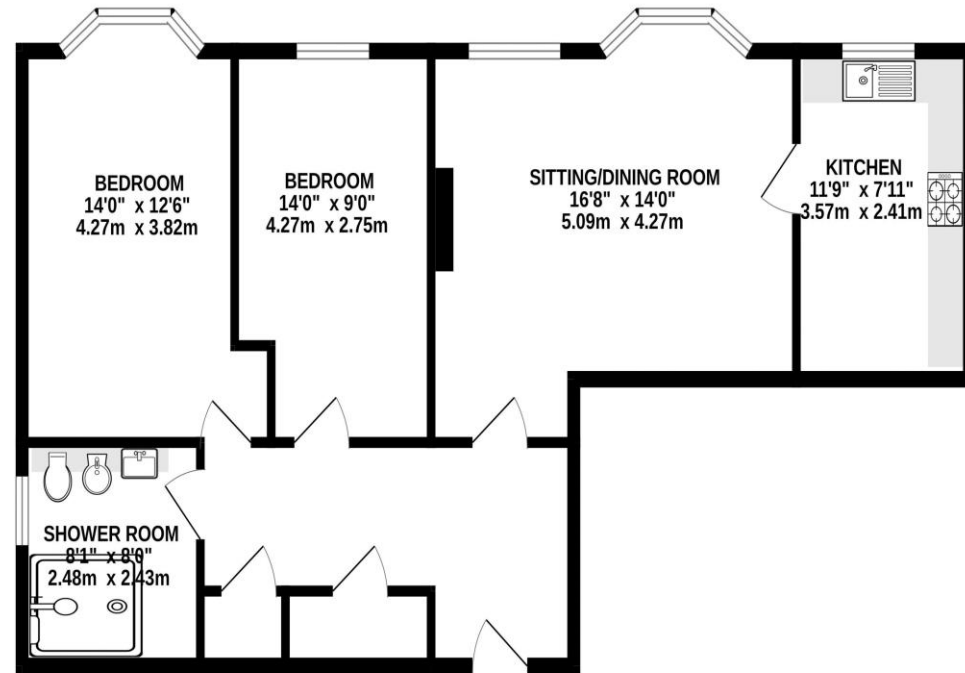
THE LOCATION

The property is situated within an exclusive retirement development in the heart of Salisbury city centre and within a short distance of the world-renowned Salisbury Cathedral and its nearby Queen Elizabeth Gardens.

Salisbury city centre itself is also available within walking distance and enjoys a thriving city atmosphere with numerous restaurants and cafeterias offering alfresco dining from a worldwide cuisine. Numerous retail brands are also available in Salisbury has a stocked cultural and arts diary with numerous festivals, art trails and the jewel in the cultural crown of Salisbury is the Salisbury Playhouse. Salisbury is also a popular shopping destination with its twice weekly charter market at its heart which sees local produce delivered to the city.

Salisbury's mainline railway station which is near to the development, gives access to London Waterloo in approximately 80 minutes and the nearby town path gives further recreation and access to the old mill pub and hotel.

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
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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.

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