



13 Earls Manor Court | Winterbourne Earls | Salisbury | Wiltshire | SP4 6EJ

**WOOLLEY
& WALLIS**

Guide Price £260,000

An exclusive retirement apartment for the over 55's in a sought after village location with 2 double bedrooms and a garage.

The Property

13 Earls Manor Court is situated on a sought after retirement development exclusively for the over 55's. The property is located in a popular village location with management services provided by Cognatum Estates which are a not for profit organisation and one of the UK's leading companies in retirement housing. The good sized accommodation comprises communal entrance door leading to hall way, stairs to first floor. There is a communal laundry room which houses washing machines and tumble dryers for the residents to use. Within the flat there is a spacious hallway which provides access to all of the rooms. Good sized 'L' shaped sitting room/dining room with double aspect and access to own balcony. There are two double glazed windows to side aspect and French doors opening to balcony at rear with pleasant view including the communal garden area, two dimplex storage heaters. Access to kitchen. The kitchen comprises of work surfaces, wall mounted units and base units, fitted electric hob with extractor over, built-in oven and grill. Inset single stainless steel sink and drainer. Space for fridge/freezer. Bedroom 1 with double glazed French doors leading to second balcony and pleasant view to rear including view over the communal gardens. Slimline electric heater, two bi-fold doors opening to cupboards. Door to en-suite bathroom. Suite then comprising of bath with mixer tap, shower attachment, WC and wash hand basin. Bedroom 2 double glazed window to side aspect with pleasant view, fitted wardrobes and electric slimline heater. Shower room with suite comprising of large shower tray with thermostatic shower unit, WC and wash hand basin. Externally there are landscaped grounds and gardens, all maintained by Cognatum Estates. Communal parking area and own garage located in block to the front 5.368 m x 2.7522 m with roller door.

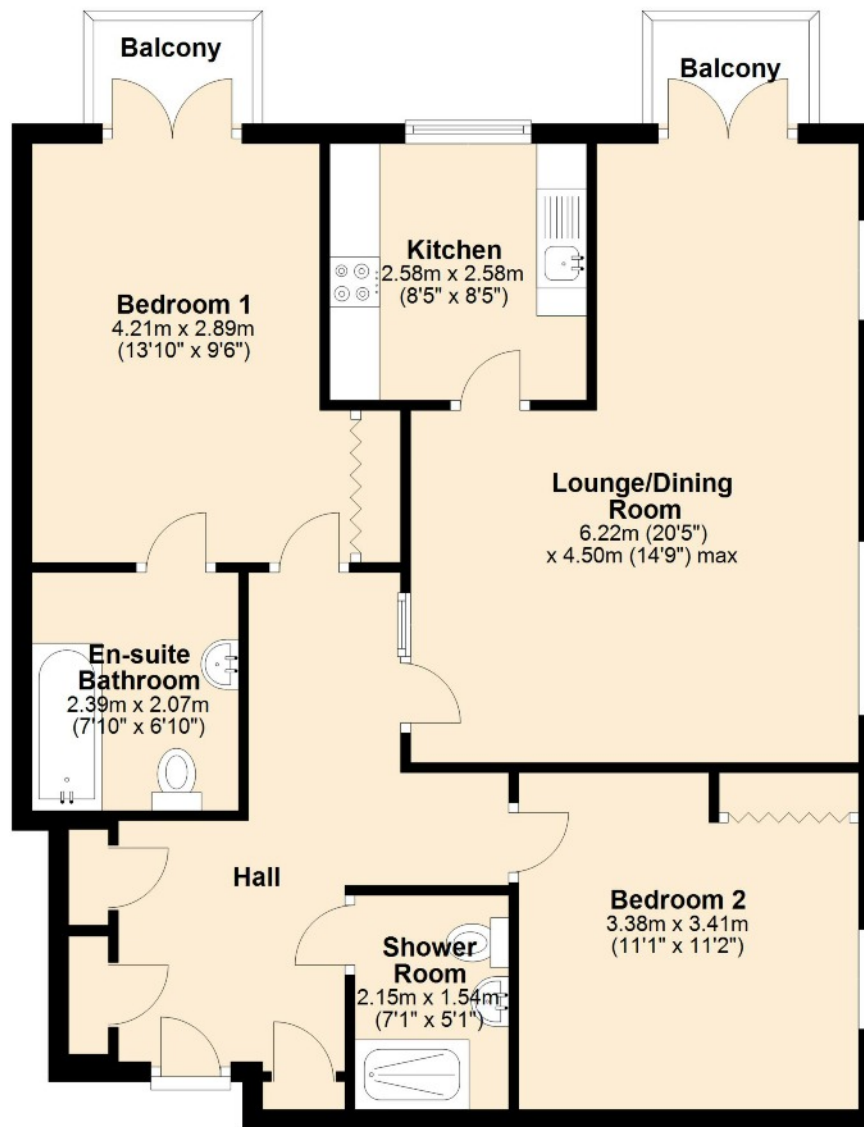
Situation

Set in the Bourne Valley, Earls Manor Court, originally a former farmyard of a 17th Century manor house, is located only a few minutes walk away from the local pub and there are delightful walks along the River Bourne. There is a communal laundry facility on site as well as a guest suite.



First Floor

Approx. 78.5 sq. metres (845.1 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in February 2024.



Outside

The cottages and apartments of the development surround the delightful garden courtyard, which is mostly laid to lawn with attractive borders.

Services

Mains water, electricity and drainage are available.

Tenure

Leasehold.

150 year lease from 1992 with service charge payable of £7,532 per annum.

Viewings

All viewings by appointment only through our Salisbury Residential Department 01722 424524.

Local Authority

Wiltshire Council 0300 456 0100

Council Tax

Council Tax Band F.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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