



Pembroke Court, Wilton

£200,000



## Pembroke Court, West Street, Wilton, Wiltshire SP2 0DG

- Spacious Ground Floor Apartment for the Over 55s
- Direct Access to Gardens via Conservatory
- Within Easy Reach of the Town Amenities
- Two Bedrooms Served by Shower Room
- Large Sitting Room
- Communal Lounge, Laundry Room & Guest Accommodation
- Communal Gardens & Parking
- No Onward Chain
- EPC: C.

### DESCRIPTION

A rare opportunity to purchase one of the larger two-bedroom ground floor apartments with direct access to the gardens, within the Pembroke Court development, providing warden assisted living for the over 55s.

The well-appointed accommodation includes an entrance hall, large sitting/dining room, opening into a separate kitchen, two double bedrooms, served by a shower room, and a conservatory opening up onto a patio within the communal gardens.

In addition, there are further communal areas such as a large residence lounge, laundry room, guest accommodation (on a booking system), communal gardens and a car park. The property also benefits from alarm pull cords in each room.

### LOCATION

Wilton is a thriving market town with coffee shops, bakeries, a supermarket, hairdressers, a garden centre as well as Wilton Shopping Village. Wilton House sits on the edge of the town offering beautiful grounds to explore alongside the River Nadder. Pubs include the Greyhound Inn and the Pembroke Hotel Arms. Wilton is in a central location with easy access to Shaftesbury, Southampton and Bournemouth. A regular bus service runs through the centre to Salisbury.

The cathedral city of Salisbury has a comprehensive choice of schools as well as excellent shopping and recreational facilities which include a theatre, cinema, arts centre, restaurants, pubs, clubs, supermarkets, dentists, doctors surgeries, hairdressers, library, leisure centre and fitness gym. The city also has 5 Park & Ride services for ease of access into the city centre.

Salisbury 3.5m, Amesbury 10m, Shaftesbury 17m, Southampton 26.5m. Trains: Salisbury (London Waterloo 85 mins).



### LOCAL AUTHORITY

Wiltshire Council Tax Band D.

### TENURE

Leasehold. The term is 189 years from the 1st September 1991.

There is a Ground Rent and a Service Charge payable. Please call for further details on this.







## OUTSIDE

Pembroke Court is accessed off of West Street where you enter a communal car park. A communal entrance takes you inside where the apartment is located.

The property benefits from a small patio accessed via the conservatory, perfect for sitting out in the summer evenings looking out over the rest of the beautifully maintained communal gardens, which are full of colour and life.

## SERVICES

The property is connected to mains electricity, water and drainage. Heating is electric.

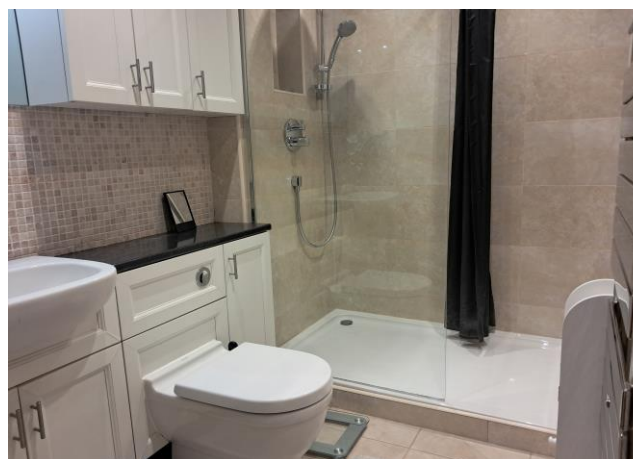
## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdl/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdl/land-and-property.htm)

## VIEWINGS

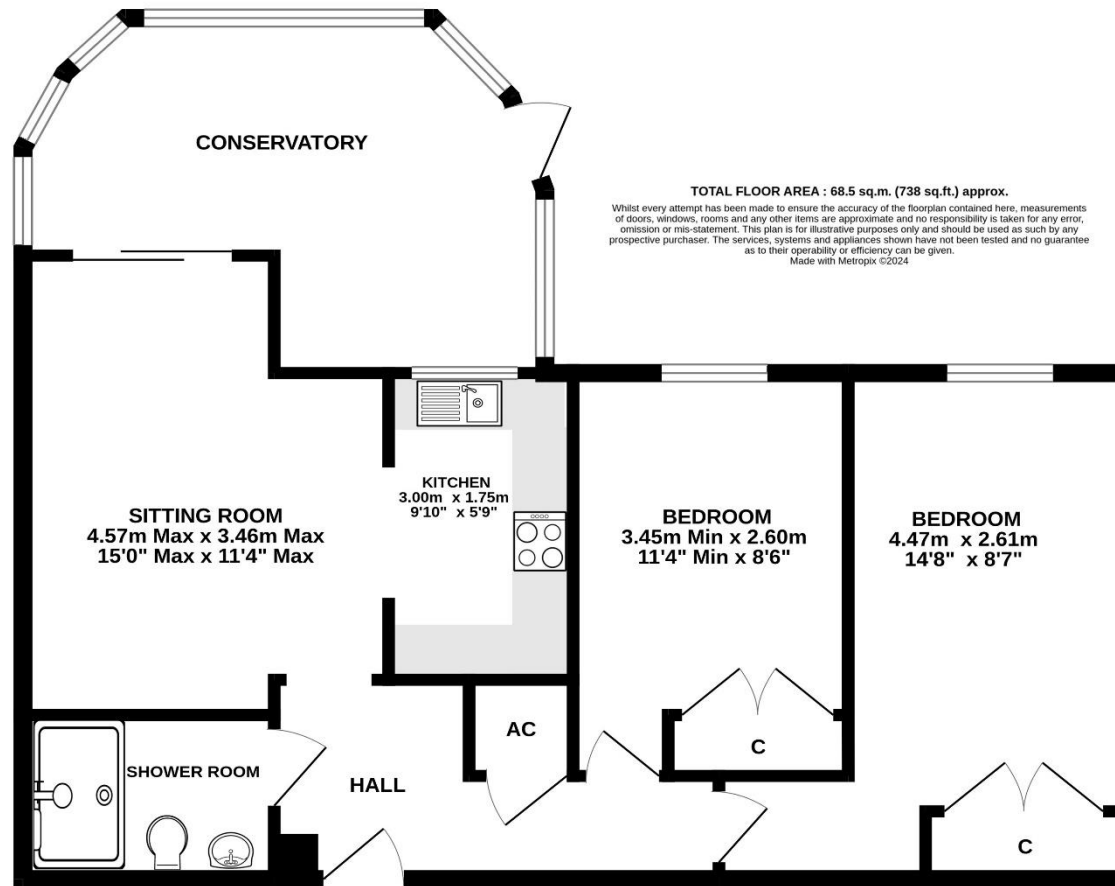
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## GROUND FLOOR 68.5 sq.m. (738 sq.ft.) approx.



### Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

27 February 2024

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