



2 FLORENCE COURT

WILTON, SALISBURY

RV
RURAL VIEW

2 FLORENCE COURT

Wilton, Salisbury, SP2 0FD

A WELL-PRESENTED COTTAGE STYLE PROPERTY SITUATED IN AN
ATTRACTIVE COURTYARD DEVELOPMENT.

Entrance hall | Downstairs cloakroom | Sitting room | Kitchen/Dining room | Main bedroom with ensuite shower room
Two bedrooms | Bathroom
Courtyard garden | Parking



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SITUATION

2 Florence Court is in a quiet position in this over 55's courtyard development within easy walk of Wilton. Wilton is an historic market town situated on the River Wylde. The beautiful 19th century Italianate church is a striking architectural building and Wilton House, the stately home of the Pembroke family for over 400 years has art collections, a museum and landscaped parkland. For everyday needs Wilton offers many amenities; shops, hairdressers, post office, library, church, two pubs and coffee shops. Wilton Shopping village is on the outskirts of the town as is Wilton Garden Centre with a café/restaurant. There are many walks in the surrounding countryside and through Grovely Woods.

PROPERTY

A mid-terrace cottage style property in this courtyard development built by Archstone Developments Ltd in 2008 for the over 55's. Florence Court is an attractive gated community with the cottages being constructed of a mixture of brick, flint and rendered elevations. No. 2 is nestled in a quiet corner setting within the development.

The accommodation is well presented, light and airy, comprising the following: sitting room, situated off the entrance hall is a double aspect room with a fireplace, with electric fire and stone fire surround, there are French doors leading out to the private paved courtyard garden. The dining room has wood effect laminate flooring and overlooks the garden to the rear. Off the dining room is the kitchen with shaker style floor and wall fitted units with granite work tops, integral washing machine,



dishwasher, fridge, freezer, oven and microwave. Upstairs are three bedrooms with family bathroom and the main bedroom has an ensuite shower room.

OUTSIDE

As well as the communal courtyard to the front of the property there is a private garden to the rear of the house. Parking for one car in an open bay garage and visitor parking is available. Access to the development is through electric gates into the communal courtyard.

DIRECTIONS (SP2 0FD)

From West Street in Wilton turn into Netherwells Lane, drive up the lane almost to the end and turn left through gates into Florence Court.

TENURE

The tenure of the property is freehold.

SERVICES

Mains water, electricity, drainage. Gas fired central heating.

SERVICE CHARGE

(inclusive of management fee) for year ending 31st May 2025
£1,844.

Ground rent £306.16 per annum.

LOCAL AUTHORITY

Wiltshire County Council.

OUTGOINGS

Council tax band D

EPC

Current rating C.

FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

VIEWINGS

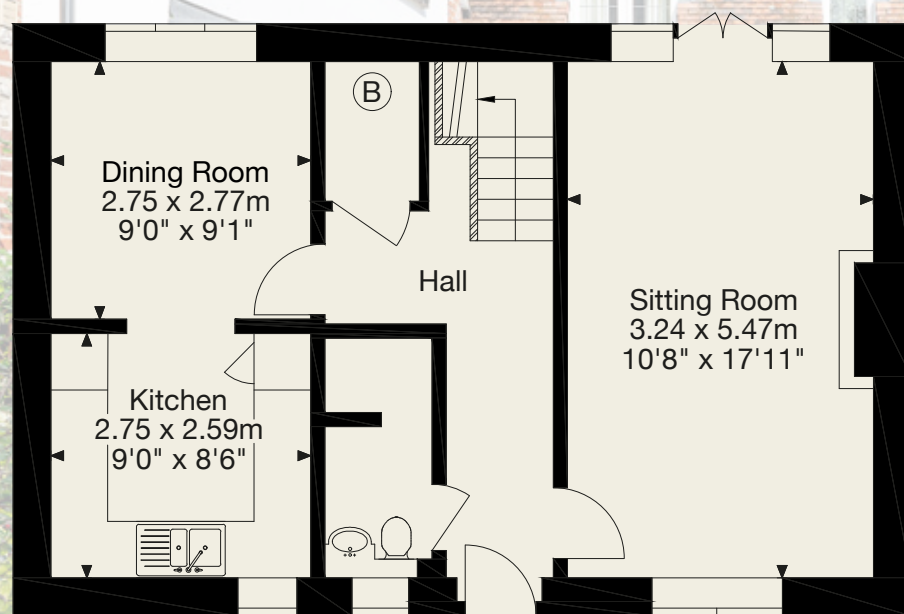
Strictly by appointment with Rural View.



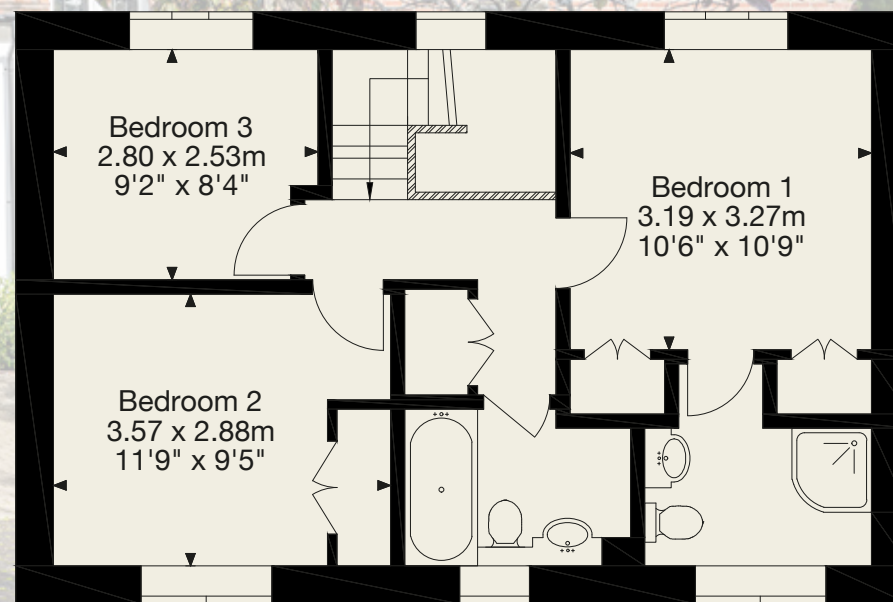
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Gross Internal Area (Approx.)

Main House = 95 sq m / 1,022 sq ft



↑
Ground Floor



First Floor

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