

VENDITUM

RESIDENTIAL SALES

EST. 2004



36 St. Ann Place

Salisbury, SP1 2SU

£149,995



A light and airy first floor apartment within this peaceful development for over 55's, 36 St Ann Place is a spacious two bedroom property overlooking sunny communal gardens. The property is very well presented with a modern fitted kitchen, contemporary bathroom suite with 'walk-in' shower, double glazing and radiator heating and hot water supplied by an electric boiler installed less than two years ago. 36 St Ann Place has also recently been redecorated with refitted carpets. St Ann Place is a modern purpose built development quietly tucked away within the city centre, a short walk from the Cathedral Close and a host of amenities. Residents enjoy a good array of facilities including resident manager, lift, residents parking, a beautiful 'rotunda' lounge, laundry and attractive gardens. This is a fantastic opportunity for those looking for secure and peaceful independent living within the heat of the city, an internal viewing is essential.



Directions

Follow Brown Street into St Ann Street. Turn right into St Ann Place where the development can be found on your right.

Communal Door with Entryphone

Communal Entrance Hall

Stairs to upper lift door to rear garden access to residents lounge and laundry.

Entrance Hall

Radiator. Full height airing cupboard housing pressurised hot water tank.

Lounge 19'8" x 11'7" (6m x 3.55m)

Double glazed bay window overlooking the communal gardens. Double radiator, television aerial point, entryphone. Obscure glazed panels to:

Kitchen 11'9" x 5'8" (3.6m x 1.75m)

Matching range of wall and base units with worksurface over. Inset stainless steel sink with mixer tap. Space for cooker, tiled splashbacks and door to hall.

Bedroom One 17'10" x 8'0" (5.45m x 2.45m)

Double glazed bay window overlooking the rear gardens, double radiator and coved ceiling.

Bedroom Two 11'1" ext to 14'1" x 6'6" (3.4m ext to 4.3m x 2m)

Double glazed aby window overlooking the rear gardens, radiator and coved ceiling.

Bathroom (Internal) 8'2" x 5'6" (2.5m x 1.7m)

Refitted modern suite comprising concealed cistern WC, vanity basin and walk-in shower enclosure with electric shower. Tiled walls, heated towel rail, extractor fan.

Outside

To the one side of the building is the residents/visitors parking. A gate leads past communal bins to the rear garden. The rear garden is a lovely space which has two areas of lawn with a lovely array of mature planting. A pathway leads past a screened drying area to a paved patio.

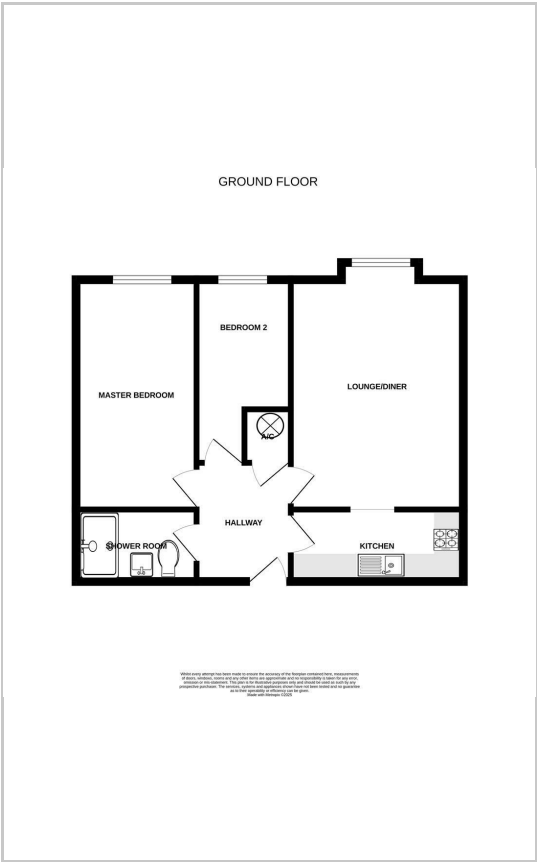
Agent's Note

The heating and hot water is run from an electric boiler that was bought and installed less than two years ago, however there is gas supply to the building and pipework already in place should this option be required.

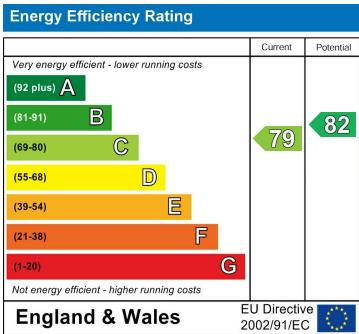
Area Map



Floor Plans



Energy Efficiency Graph



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