



Asking Price £310,000 Leasehold

2 Bedroom, Apartment - Retirement

30, Sarum Lodge Three Swans Chequer, Salisbury, Wiltshire, SP1 1AL

📞 0800 077 8717

✉️ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Sarum Lodge

Sarum Lodge is a delightful development of 47 one and two bedroom retirement apartments located in the heart of the medieval cathedral city of Salisbury and is dominated by one of England's finest Gothic Cathedral's with the tallest spire in Britain. The Cathedral is home to the best preserved Magna Carta manuscript and holds over 1,000 services, exhibition and events every year.

Set within the city's historic streets, Sarum Lodge is perfectly placed for the wealth of independent shops, High Street stores, restaurants and cafés which the city has to offer. Old George Mall is located just off the High Street and is home to a number of high street names whilst the historic Cross Keys Arcade has an eclectic range of shops and restaurants to explore.

Salisbury Racecourse stages a number of meetings during the summer months at a picturesque downland course on the outskirts of the city and Stonehenge, a UNESCO World Heritage site and one of the best known prehistoric monuments in Europe, lies just north of Salisbury.

Salisbury railway station is conveniently located for Sarum Lodge and services run between London Waterloo station and Exeter St Davids. This is crossed at Salisbury by the Wessex Main Line from Bristol Temple Meads to Southampton Central. Salisbury is easily accessed via the M3, A303 and A36.

Sarum Lodge's manager is on hand throughout the day to support the Owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from Coffee Mornings to Games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Sarum Lodge has been designed with safety and security at the forefront, all apartments and communal areas have an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Sarum Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Sarum Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment with Juliet Balcony.

The Lounge offers ample space for living and dining room furniture with a door opening onto the Juliet Balcony.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer.

Bedroom One is a generous double room with a built-in mirrored wardrobe.

Bedroom Two is another good size room which could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a walk-in shower with overhead shower fixing, heated towel rail, a WC and wash hand basin with a vanity unit above and beneath.

Perfectly complementing this wonderful apartment is a separate Cloakroom and two useful storage cupboards located in the hallway.



Features

- Two bedroom first floor retirement with separate Cloakroom
- Juliet Balcony
- No onward chain
- Good decorative order
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service charge (Year ending 31st May 2024):
£5,406.69 per annum

Approximate Area = 745 sq ft / 69.2 sq m
For identification only - Not to scale

Ground rent: £625.00 per annum. To be reviewed
December 2024.



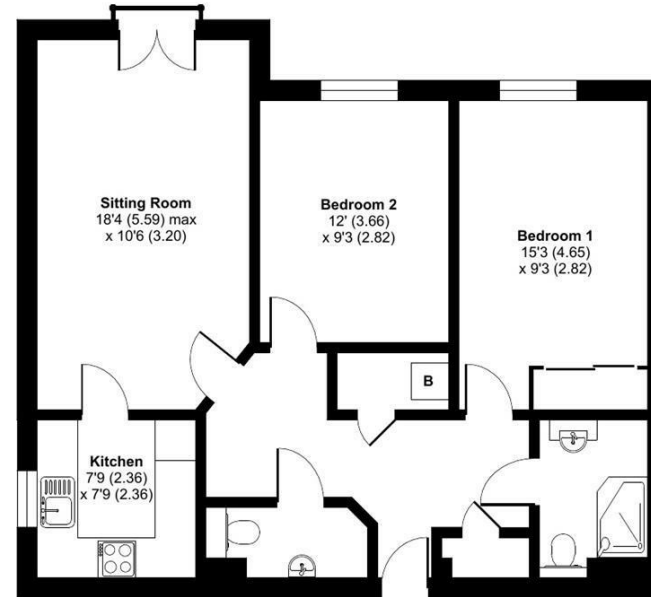
Council Tax: Band D

999 year Lease commencing 2017

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1140266

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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