



8, Homesarum House Wilton Road, Salisbury, Wiltshire, SP2 7HS

£59,950 Leasehold

## **A ground floor retirement flat with direct access on to the communal gardens. No onward chain.**

### **Description**

The property is a ground floor retirement flat in a complex of 47 warden assisted apartments for the over 60's. This is a self contained flat situated on the favoured ground floor and access to the building is via a secure communal entry intercom system. The property itself has its own entrance hallway, a double bedroom with a built-in wardrobe and a sitting/dining room which has views and direct access on to the communal gardens. There is a kitchen, a bathroom and a useful storage cupboard. Further benefits include electric heating and PVCu double glazed windows. Each room has an emergency pull cord/button operating on a 24 hour service, 9-5 weekdays with a resident house manager who lives within the building and out of hours to Careline Service. Within the complex there is a lift to all floors, a communal lounge, guest visitor accommodation and a laundry room. Nearby amenities include a doctor's surgery and Co-op store on the Wilton Road and nearby Waitrose Superstore, whilst the city centre lies approximately a quarter of a mile away with the railway station also lying close by.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Communal entrance hall**

Access to communal lounge and laundry room.

#### **Entrance hall**

Airing cupboard housing hot water tank, shelving, fusebox and meter.

#### **Sitting/dining room 14'9" x 10'7" (4.51m x 3.25m)**

Electric heater, door and window to rear overlooking and accessing communal garden area.

#### **Kitchen 7'4" x 5'5" (2.25m x 1.66m)**

Fitted with base cupboards, sink and drainer, integrated electric oven, hob and dishwasher, extractor, tiled walls.

#### **Bedroom 11'5" x 8'7" (3.49m x 2.63m)**

Window to rear. fitted wardrobe, electric heater.

### **Bathroom**

Fitted with a white suite comprising panelled bath, low level WC, pedestal wash hand basin, electrically heated towel rail, wall mounted electric heater, part tiled walls.

### **Outside**

There are well maintained communal gardens for the residents' use which are directly accessed from the flat. To the front of the property there is a communal parking area.

### **Tenure**

Leasehold with 58 years remaining. The service charge for 2024/25 is £2849.10 and the ground rent is £441.64 per annum.

### **Services**

Mains water, electricity and drainage are connected to the property.

### **Outgoings**

The Council Tax Band is ' B ' and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62.

### **Directions**

From our office in Castle Street proceed away from the city centre and at the roundabout turn left onto the ring road. At St Paul's roundabout continue forwards onto the A36 Wilton Road and after approximately 100 yards turn left into the Homesarum House development.

### **WHAT3WORDS**

What3Words reference is: [///detect.likely.bleak](#)

# Floor Plan

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 37.3 sq. metres (401.9 sq. feet)



**WHITES**  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 74                      | 83        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

