



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

£195,000 Leasehold

A one bedroom ground floor retirement flat for the over 60's and conveniently situated in the city centre.

Description

A well situated and beautifully maintained ground floor apartment, part of the Sarum Lodge retirement complex for the over 60's. Features include a lodge manager, a secure video door entry system, a 24 hour careline support system, use of a car park, access to lovely gardens with outside seating and an owners lounge hosting a range of activities. This apartment is presented in superb order throughout comprising an entrance hallway, a sitting/dining room which leads to a kitchen with an excellent range of units with integrated oven, hob, fridge and freezer. The main bedroom has a large fitted wardrobe and extra storage. There is a shower room with a contemporary white suite and there is an energy efficient and economical electric heating system and double glazed sash windows. The development has a secure fob entry system and a guest suite facility provided for visiting friends and family and communal gardens.

Property Specifics

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

Communal Entrance Hall

Doors to communal garden areas, private front door and easy access to the city centre.

Entrance Hall

Dado rail, secure video entry system, walk-in cupboard housing electric boiler, fusebox and meter..

Sitting/Dining Room

Large window to front, TV point, electric fire with surround and hearth, space for table and chairs, radiator.

Kitchen

Fitted with base and wall units with work surfaces over, integrated electric oven, four ring hob and extractor, washing machine, freezer and fridge, under unit lighting and extractor.

Bedroom

Large window to front, radiator, fitted wardrobe with mirrored sliding doors.

Shower room

White suite comprising shower cubicle, low level WC, wash hand basin with cupboard under and floor level alarm button, fully tiled walls, heated towel rail, extractor.

Outside

Around the complex are well tended communal garden areas with flower borders and patio areas with plenty of seating areas.

Tenure

Leasehold for a term of 999 years from December 2017. The service charge is £2897.10 (includes water rates, careline and upkeep of communal facilities). The annual ground rent is £575.00.

Services

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

Outgoings

The Council Tax Band is D and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94

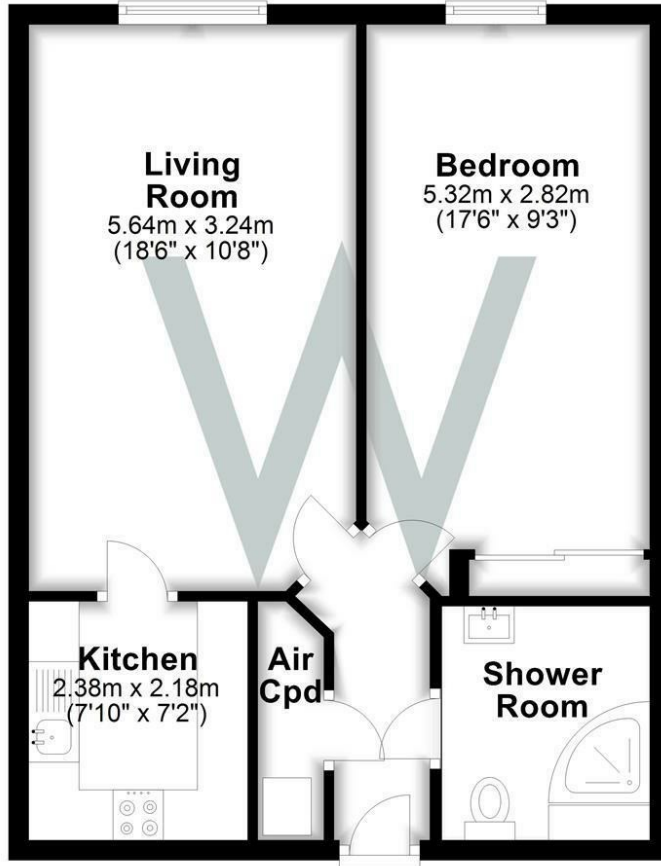
Directions

From our office in Castle Street proceed opposite into Scots Lane and at the T Junction turn right. At the next junction turn left and take the second right hand turn into Rolleston Street. Sarum Lodge can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///glory.pounds.shall](#)

Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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