



38 St. Ann Place, Salisbury, Wiltshire, SP1 2SU

£165,000 Leasehold

A two bedroom first floor retirement flat occupying a popular position overlooking communal gardens. No chain.

Description

The property is a well appointed first floor apartment formed partly from the old Salisbury museum building and has a favoured position within this popular retirement complex for the over 55's. The apartment has a westerly aspect with views over the communal gardens and has a partial view of the cathedral spire. The accommodation comprises a private entrance hallway and a sitting/dining room which leads to a kitchen. There is a double bedroom, a further bedroom and a shower room which has a newly fitted suite which includes a large walk in shower and seat. Further benefits include double glazing and gas central heating. St Ann Place has excellent communal facilities including a large rotunda residents lounge, a guest suite, laundry room, communal parking (on a first come, first served basis) and attractive gardens. There is also the added security of a resident house manager. There is a secure entry to the building which has a lift and there are emergency pull cords in most rooms. The complex lies within easy and level reach of the city centre.

Property Specifics

The accommodation is arranged as follows,:

Communal Entrance Hall

With secure entry and intercom system to all flats. Stairs and lift to first floor. Private door to:

Entrance Hall

Electric fusebox, radiator, linen cupboard.

Sitting/Dining Room

Full length window to front, radiator, wall thermostat, TV point, glazed door to;

Kitchen

Base and wall units with work surfaces and tiled splashbacks, integrated electric oven with four ring hob and extractor over, space/plumbing for washing machine, space for fridge/freezer, sink and drainer.

Bedroom One

Window to front, radiator, fitted wardrobes.

Bedroom Two

Window to front, radiator, wall mounted gas boiler.

Shower Room

Fitted with a white suite comprising large shower cubicle, low level WC, wash hand basin with cupboard under, extractor, radiator.

Outside

The communal gardens are attractively maintained for the residents and include lawns, patio and seating areas with gated access. There is also access to the Grade II listed rotunda residents lounge as well as the laundry and guest suite.

Services

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

Tenure

Leasehold for 125 years from 1985. Ground rent which includes buildings insurance £650 per annum. Maintenance charge £4893.84 per annum which is paid quarterly.

Outgoings

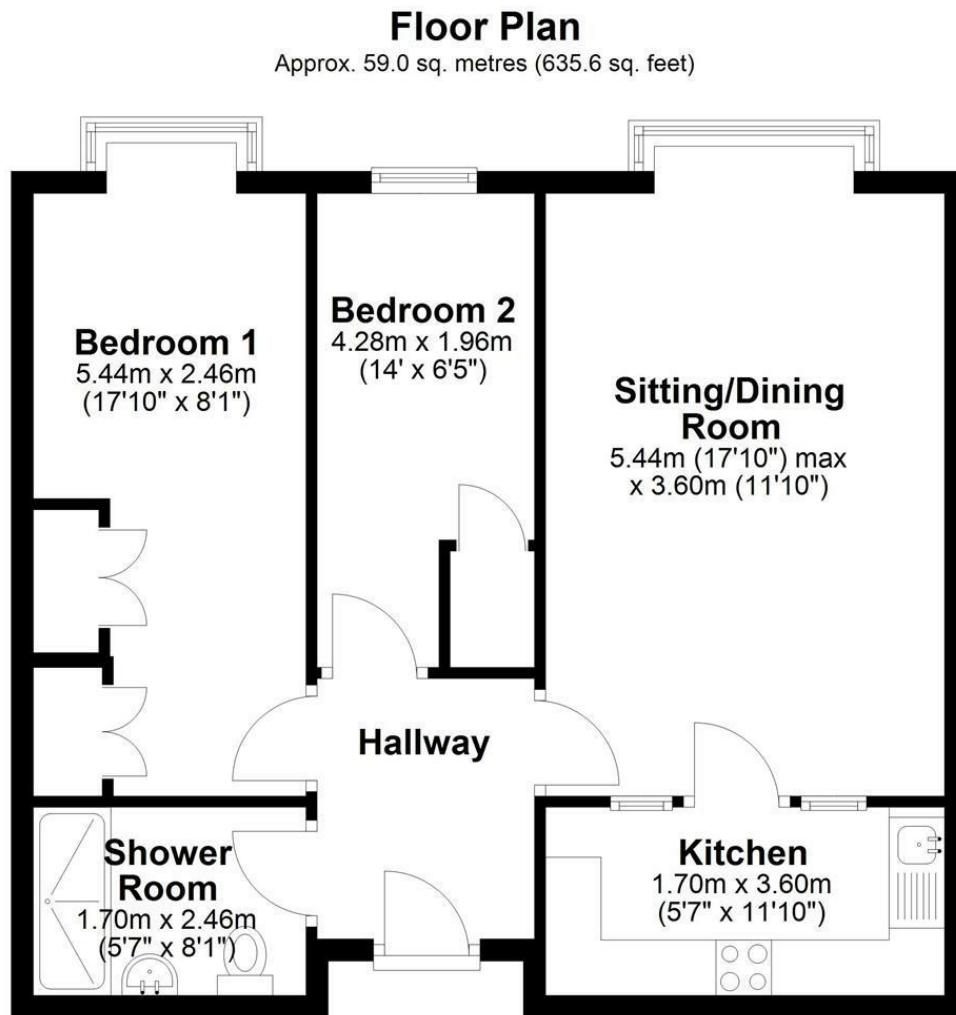
The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2,525.94.

Directions

From our office in Castle Street proceed towards the city centre and from Blue Boar Row bear right into Brown Street. After passing two sets of traffic lights turn left into St Ann Street before turning right into St Ann Place and the development can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///taps.kings.builds](https://www.what3words.com/#!/en/@@@taps.kings.builds)



Total area: approx. 59.0 sq. metres (635.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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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