



28 Home Sarum House, Wilton Road, Salisbury, Wiltshire, SP2 7HS

£45,000 Leasehold



## About The Property

Homesarum House is a complex of 47 warden assisted apartments for the over 60's. This is a self contained flat situated on the first floor with westerly facing windows and access to the building is via a secure communal entry intercom system.

The accommodation comprises a communal entrance hallway with both stairs and lifts to the upper floors. There is a private entrance hallway with a useful linen cupboard which also houses the hot water tank and electric fusebox. The sitting/dining room has a night storage heater, an internet point and space for a table and chairs. An archway leads to the kitchen which has base and wall units, an integrated electric oven, grill and hob with extractor and fridge/freezer.

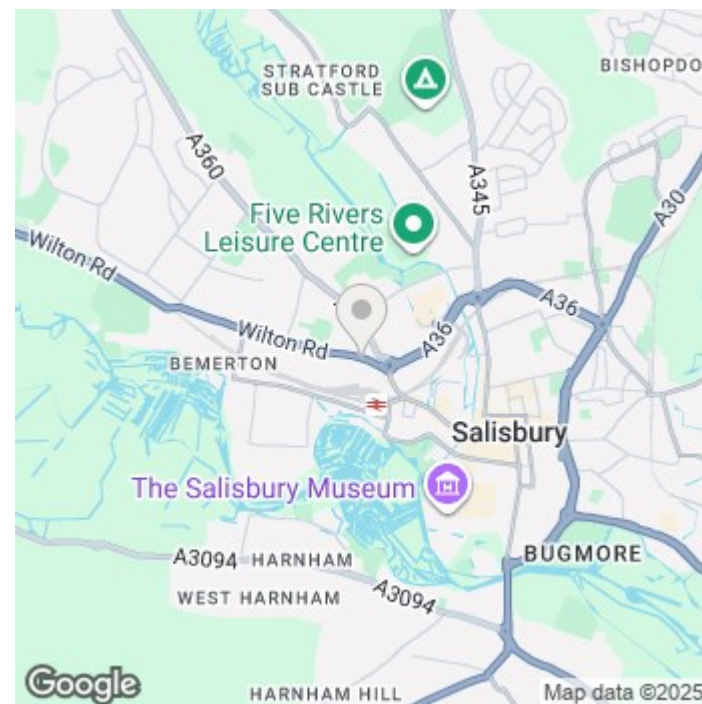
There is a double bedroom with a fitted wardrobe and a night storage heater and the shower room has a three piece suite and a walk in shower. All the windows are PVCu double glazed.

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, attractive communal gardens, 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.



398.40 sq ft

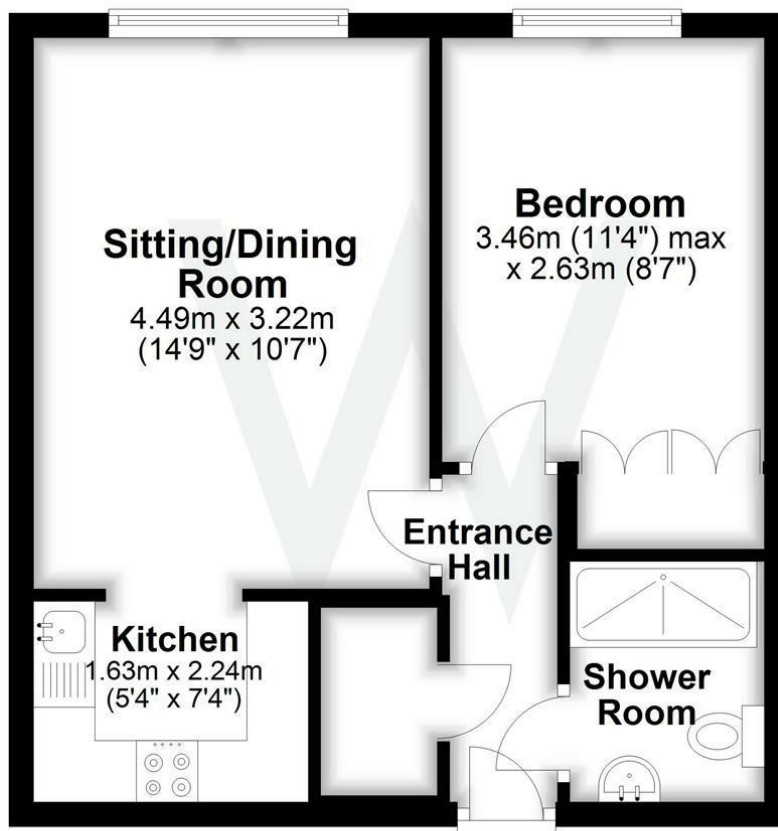
- First floor retirement flat for over 60's
- Sitting/dining room
- Double bedroom
- Kitchen
- Shower room
- Electric heating
- PVCu DG
- Communal amenities including lounge and laundry room
- Communal gardens
- No chain





## Floor Plan

Approx. 37.0 sq. metres (398.4 sq. feet)



Total area: approx. 37.0 sq. metres (398.4 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: B - £2,056.73 (2025/2026)

Services: Mains electricity, water and sewerage are connected to the property.

Tenure: Leasehold - 99 year lease from 1984, 58 years remaining. The annual service charge is £3107.56 split half yearly and the annual ground rent is £441.64 again split half yearly.

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: ///detect.likely.bleak

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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	