



17 Olivier Place, Hart Close, Wilton, Salisbury, Wiltshire, SP2 0FW

£950 PCM

## About The Property

A modern, one bedroom, unfurnished first floor flat, exclusively for the over 55s, situated on the outskirts of Wilton in the McCarthy & Stone development with communal facilities and within easy reach of Salisbury.

Accommodation comprises:

Entrance hall with utility cupboard housing boiler and washing machine. Bright and spacious living room with door leading to a balcony. Modern fitted kitchen with ceramic hob, electric oven and fridge/freezer. Double bedroom with walk in wardrobe. Modern shower room with walk in shower.

The property benefits from having a dedicated house manager and fantastic communal facilities including a residents lounge, communal gardens, scooter storage and guest suite which is available to hire if required.

There is electric underfloor heating throughout and double glazing. Parking is via paid permit and will need to be arranged separately with the house manager as there may be a waiting list.

- Modern one bedroom flat, exclusively for the over 60s.
- Fitted kitchen with integrated appliances.
- Spacious living room with door to a balcony.
- Double bedroom with walk in wardrobe.
- Shower room with walk in shower.
- Utility cupboard with washer/dryer.
- Communal residents lounge and grounds.
- Dedicated house manager.
- Electric under floor heating.
- EPC rating band B.



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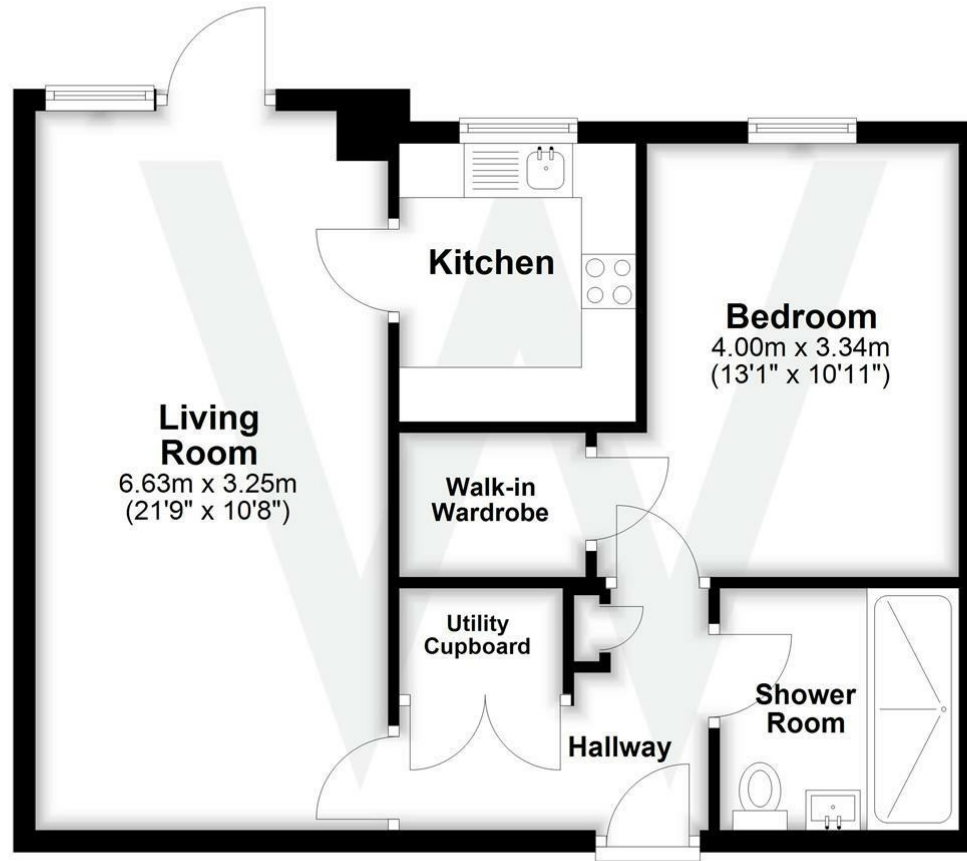
sq ft





## Ground Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



Total area: approx. 54.8 sq. metres (590.1 sq. feet)

## Further Information

Let available date: 12th December 2025 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Apartment - Retirement

Furnish type: Unfurnished

Deposit: £1,095

Local authority: Wiltshire

Council Tax: Band C

EPC: B(89)

### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            | <b>89</b>                                                                                                     | <b>89</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (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  |           |