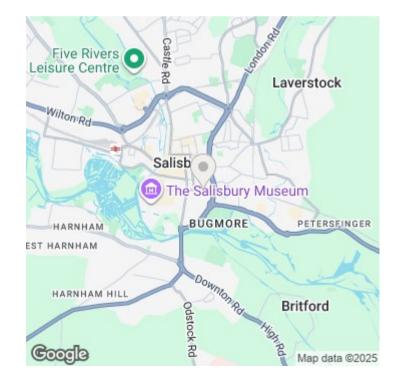


38 St. Ann Place, Salisbury, Wiltshire, SP1 2SU

## About The Property

Well-appointed 2 bedroom, first-floor apartment in the sought-after St Ann Place, over 55s development, with westerly views of the gardens and Salisbury Cathedral.

- Retirement flats for over 55's
- First floor apartment
- Two bedrooms
- Spacious sitting/dining room
- Kitchen with integrated oven, hob & washing machine
- Modern fitted shower room with walk in shower
- Communal amenities and gardens
- Gas central heating and double glazing
- On site house manager
- EPC B





























## Floor Plan Approx. 59.0 sq. metres (635.6 sq. feet) **Bedroom 2 Bedroom 1** 4.28m x 1.96m (14' x 6'5") 5.44m x 2.46m Sitting/Dining (17'10" x 8'1") Room 5.44m (17'10") max x 3.60m (11'10") Hallway Shower Kitchen 1.70m x 3.60m Room (5'7" x 11'10") 1.70m x 2.46m (5'7" x 8'1")

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

## Further Information

Let available date: 28th November 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

Council Tax: Band D

EPC: B(82)

