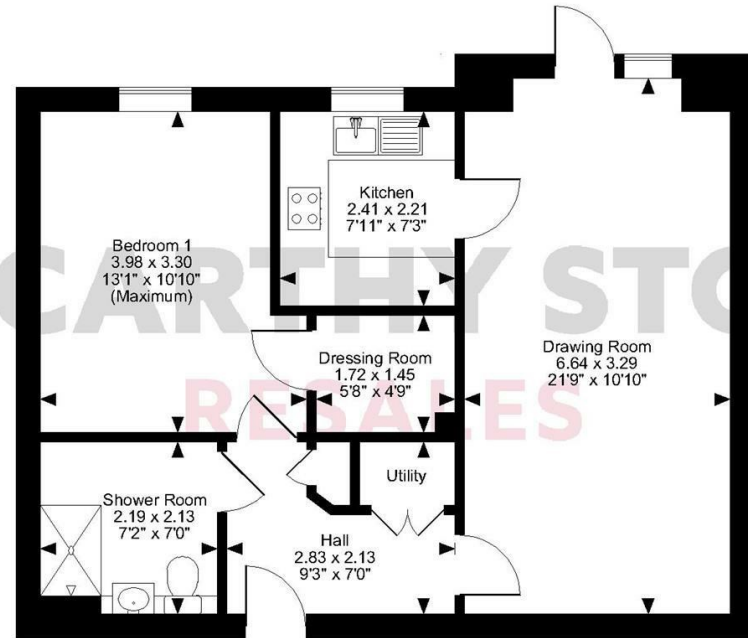


Olivier Place, Hart Close, Salisbury
Approximate Gross Internal Area
583 Sq Ft/54 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	88	88

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**3 OLIVIER PLACE
HART CLOSE, WILTON, SP2 0FW**



FANTASTIC one bed GROUND FLOOR retirement apartment offered in GREAT CONDITION with a popular McCarthy Stone development.

ASKING PRICE £215,000 LEASEHOLD

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OLIVIER PLACE, HART CLOSE, WILTON, WILTSHIRE, SP2 0FW

INTRODUCTION:

This apartment, occupying a great position within Olivier Place has the advantage of an excellent patio area directly outside the living room's patio door. Located on the ground floor, and situated near to the superb communal facilities which the development has to offer, the apartment provides a lovely warm living space.

Constructed as recently as 2017 by award-winning retirement developer McCarthy and Stone, Olivier Place occupies a quiet location yet is very conveniently positioned 10 minutes level walk to the centre of the historic town of Wilton, (the ancient capital of Wessex), market square (and weekly market) and a range of amenities including supermarket, coffee shops, Doctors surgeries, pubs and restaurants. The cathedral city of Salisbury is approximately 3.1 miles away where there is a more extensive range of shopping, social and educational amenities, hospital, a twice weekly market and a mainline railway station serving London Waterloo and the West Country.

This is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens, a scooter store and parking available by annual permit for which there is a charge of around £250 and for which there may be a waiting list. There is also a super Guest Suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Olivier Place; there are always a variety of regular activities to choose from including; coffee mornings, film nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or involved as they wish.

ENTRANCE HALL

A good-sized hall with room for hall furniture having a solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, double doors open into a utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and a Bosch automatic washer/dryer. A further shallow cupboard with meters, dimplex panel heater. A feature glazed panelled door leads to the Living Room.

LIVING ROOM

A very pleasant living room with a very welcoming ambiance. A double-glazed patio door and side-panel opens onto a lovely patio area. A feature glazed panelled door leads to the kitchen

KITCHEN

Double-glazed window. Quality range of soft cream gloss-fronted fitted units with under unit lighting and having contrasting worktops and matching upstands incorporating a stainless-steel inset sink unit. Bosch integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light and tiled floor.

BEDROOM

An excellent double bedroom with a double-glazed window and an open outlook. Walk-in wardrobe with auto-light, hanging rails and shelving.

WETROOM

A modern wetroom facility with a white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, heated mirror with integral light, level access, walk-in shower. Heated ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and floor.

LEASEHOLD

Lease: 999 Years from 2016
Ground rent: £425
Ground rent review date: Jan 2031

SERVICE CHARGE (RL)

What your service charge pays for:
• House Manager who ensures the development runs smoothly

1 BED | £215,000

- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,827.54 per annum (up to financial year end 30/06/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

