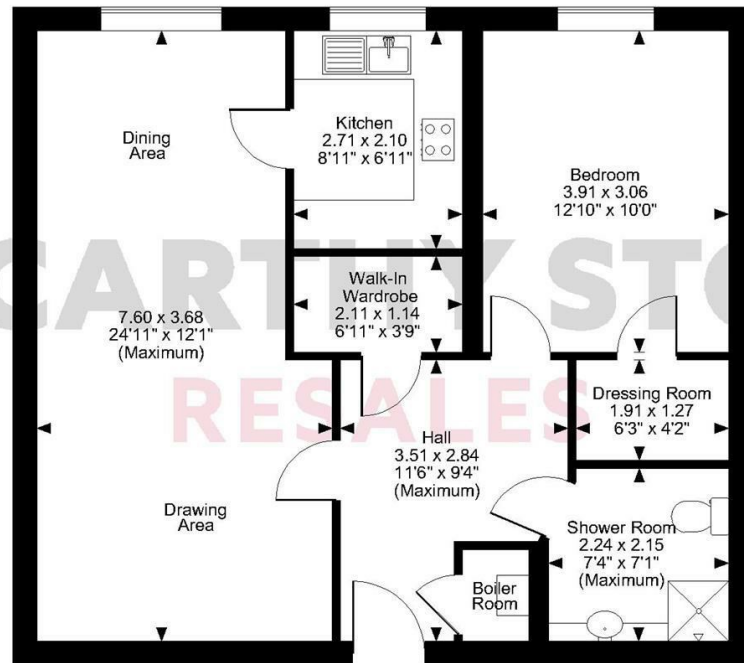


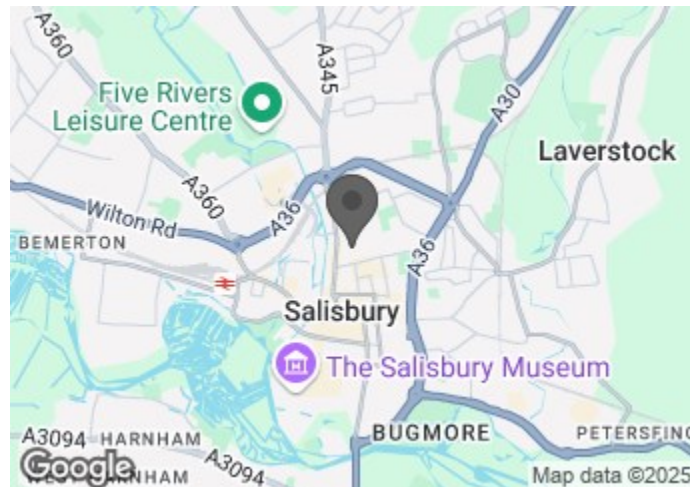
Monument Place, EndlessStreet, Salisbury
Approximate Gross Internal Area
705 Sq Ft/66 Sq M



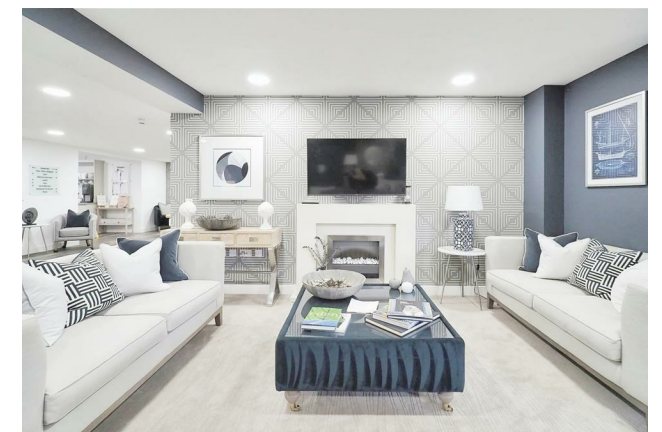
Ground Floor

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: D



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		
	86	86



OFFERED IN A LIKE NEW CONDITION - A wonderful purpose built retirement apartment situated in the VERY POPULAR Monument Place

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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ASKING PRICE £349,950 LEASEHOLD

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MONUMENT PLACE, ENDLESS STREET, SALISBURY, SP1 3GE

MONUMENT PLACE

Exclusively designed for the over 70s, this stunning development of one and two bedroom retirement apartments is located on Endless Street, in the heart of Salisbury just a few hundred feet from the town's high street. Here you will enjoy the benefits of living in your own home, free from the worries of external maintenance or gardening and with likeminded retirees as your neighbours. Our beautiful apartments have built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you. The Your Life Team including a dedicated Estates Manager and staff are on site 24/7 to provide help and support if required, supported by a 24 hour emergency call system, should you need emergency assistance day or night. One of the key benefits of Retirement Living PLUS is the flexible care and support packages that are built around your needs. We can help with everything from domestic chores to tailored personal care.

Monument Place superb facilities include a Communal lounge to entertain visitors, Landscaped gardens for you to enjoy, Guest Suite for friends and family to stay, there is a lift to all floors a scooter storage room and a Carpark. The onsite Bistro style restaurant serves fresh food daily and is the perfect place to meet up with other residents and ideal for those days that you don't want to cook for yourself. There is also a wellbeing suite with a variety of professionals including hairdressers

and therapists. Equipped with salon accessories and a therapy table, you'll be able to relax and recharge - attending your regular appointments come rain or shine.

Apartment 3 features a spacious double bedroom with a large separate, fully fitted shower room, door to patio area and and spacious lounge, fully fitted kitchen with integrated appliances, There are Panel Heaters throughout, Oak veneered doors a Camera door entry system and 24 hour emergency call system.

ENTRANCE HALL

Entrance hall with oak veneered doors leading to the living room, the bedroom and shower room. Features illuminated light switches and wall mounted emergency response system. A large storage/utility room provides storage space with slatted shelves.

LIVING ROOM

Bright and spacious living room with large window. Ample space for a dining area.

KITCHEN

Fully fitted kitchen with with high gloss finish and a black composite sink with Lever mixer taps. Electric NEFF oven at waist-height and ceramic hob with Bosch extractor hood and splashback. Integrated Bosch fridge/freezer.

BEDROOM

A spacious double bedroom with walk in wardrobe that has plenty of hanging space.

1 BED | £349,950

SHOWER ROOM

A convenient Shower room fitted with a shower, vanity wash-basin with storage cupboard below, mirror with integrated light and shaver point, extensively tiled walls.

SERVICE CHARGE

- 24-hour emergency call system and 24/7 onsite staff
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- Upkeep of gardens and grounds
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hours domestic help included within your service charge per a week, which can be used for help with shopping, cleaning and domestic help.

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Service charge: £8,672.04 per annum (for financial year end 28/02/2025)

GROUND RENT

Ground Rent: £510 per annum
Ground rent review date: January 2035
Lease 999 Years from the 1st January 2020

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

PARKING

This apartment does not have allocated parking.

