





## 27 Olivier Place, Hart Close Wilton, Wiltshire, SP2 0FW

- Second Floor Apartment
- Lift Access
- South Facing Balcony
- Well-Appointed Kitchen
- Generous Sitting Room
- Contemporary Bathroom
- One Bedroom
- On-Site Guest Accommodation

### The Property

An exceptional one bedroom apartment, set on the second floor of a highly-sought after retirement development, with the added benefit of lift access. The property is well-proportioned and beautifully presented, with a smart modern kitchen with integrated appliances, generous 20 ft sitting room, contemporary walk-in shower room, spacious bedroom with a good-sized walk-in wardrobe and a utility cupboard. Of particular note is south-facing balcony, located off the sitting room.

### Facilities

The development provides a peace-of-mind independent living opportunity, with an on-site house manager during the daytime and 24 hour emergency call facility available in all apartments. There's a number of communal facilities including attractive gardens and a homeowners lounge, with regular optional activities available on a weekly basis from coffee mornings to film nights. Parking and scooter storage may be available, subject to application. The development also has on-site guest accommodation available for visiting family and friends (additional charges apply).

### Location

The property lies on the edge of the town of Wilton which supports a good range of local amenities including three public houses, a hotel with restaurant, an impressive Italianate church, bakers, two doctors surgeries, osteopath, butchers, dentist and two convenience stores, one with a post office. The town also has a weekly market along with a very good bus service linking it to the cathedral city of Salisbury. Salisbury has an excellent range of shopping, educational, leisure and cultural facilities as well as a mainline railway station with trains to London Waterloo.

An immaculately presented one bedroom second floor retirement apartment, with a south-facing balcony and lift access.

Tenure: Leasehold

Size: 606 ft<sup>2</sup>

EPC Rating: B (86)

Council Tax Band: C



1



1



1



Available via Application

Services - All Mains Services.

Ground Rent - £425 2023—2024.

Lease Term - 999 Years From 01/06/2016

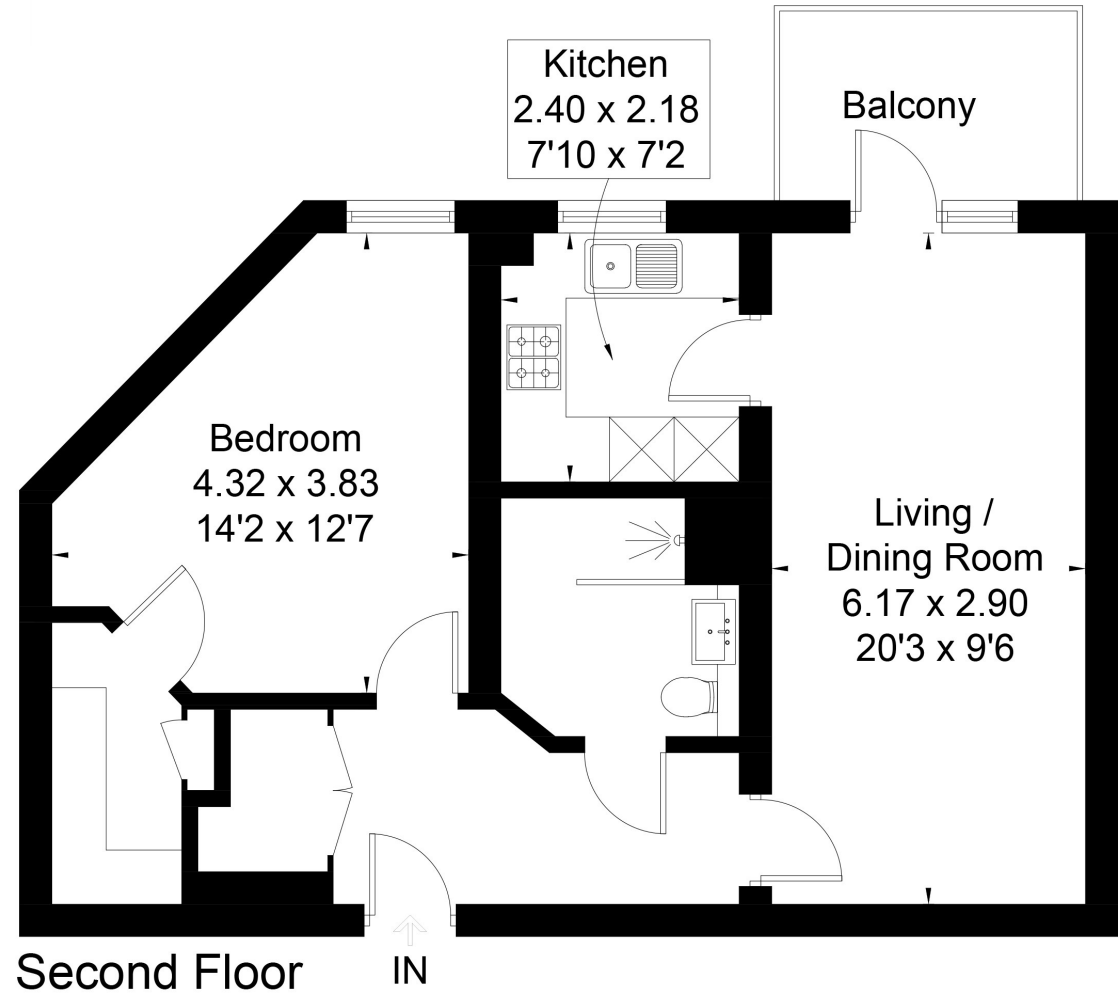
Service Charge - £2,702.16 2023 -2024.

Wilton 0.5 Miles • Salisbury 3 Miles • Train Station 2.5 Miles • Hospital 4.5 Miles





Approximate Area = 56.3 sq m / 606 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 318225

**Disclaimer Notice**

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD  
01722 337 575      residential@myddeltonmajor.co.uk  
www.myddeltonmajor.co.uk

**Myddelton & Major**