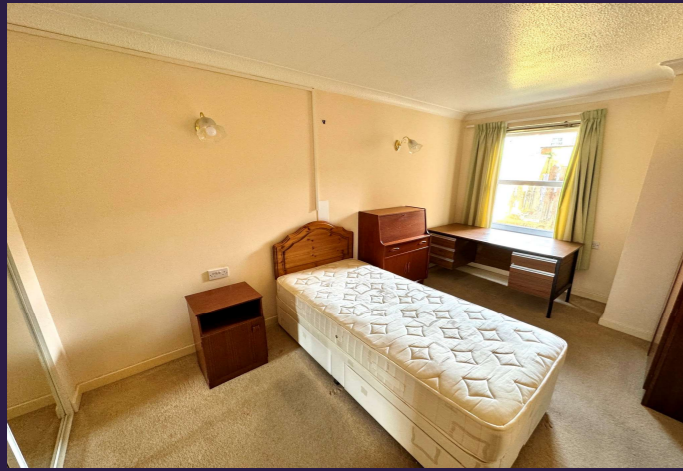


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1 Home Sarum House, Wilton Road
Salisbury, Wiltshire SP2 7HS

£50,000 Leasehold

A self contained ground floor retirement flat in a complex of similar warden assisted apartments in arguably one of the best location in the block with direct garden access. The property itself has its own entrance hallway, a double bedroom with a built-in wardrobe and a living room which leads through to the kitchen. There is also a shower room which has a modern suite including a walk-in shower. There is also a useful storage cupboard in the hall. Further benefits include electric heating and Upvc double glazed windows. Each room has an emergency pull cord/button operating on a 24 hour service, 9-5 weekdays with a resident house manager who lives within the building and out of hours to Careline Service.



Overview

- GROUND FLOOR RETIREMENT APARTMENT
- MODERN KITCHEN
- SOLD WITH NO CHAIN
- VIEWING ESSENTIAL
- DIRECT GARDEN ACCESS
- COMMUNAL FACILITIES
- WELL KEPT COMMUNAL GARDENS
- CASH BUYERS ONLY DUE TO SHORT LEASE
- VIEW TODAY
- CONVENIENT LOCATION

Communal Entrance

Lift and stairs to all floors. Communal sitting room and laundry room.

Entrance Hallway

Useful storage cupboard.

Lounge 12'5" max x 11'9" max

Window and door to leading to communal garden, entrance intercom phone, TV point, electric storage heater, archway to:

Kitchen 6'9" max x 5'9" max

Fitted with white fronted base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer with mixer tap over, electric cooker and hob with extractor over, space for fridge and freezer, complimentary tiling.

Bedroom 16'2" max x 9'1" max

Range of built in wardrobes to one wall, Upvc double glazed window to side aspect, power points.

Bathroom

Suite comprising double shower cubicle with shower unit, low level WC, wash hand basin set in vanity unit, heated towel rail, extractor fan.

Outside

There are well maintained communal gardens for the residents' use which consist of lawns, flower beds and shrubs. To the front of the property there is communal parking for residents and visitors.

Council Tax Band B.

EPC Rating D.

Tenure

The lease has about 59 years remaining. The service charge is £2300 pa and the Ground Rent is £442 pa.

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.