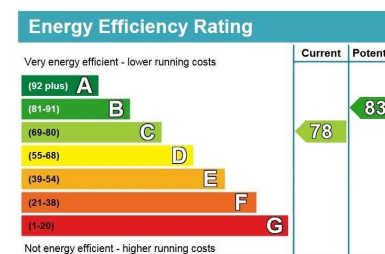




Ground Floor



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

£50,000 Leasehold

We are pleased to offer this ground floor retirement flat in a complex of similar warden assisted apartments in a pleasant setting within the development with direct garden access. The property itself has its own entrance hallway, a double bedroom with a built-in wardrobe and a lounge leading directly onto the garden, kitchen and bathroom. 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. Council Tax Band B. EPC Rating C.

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.



Overview

- GROUND FLOOR RETIREMENT APARTMENT
- DIRECT GARDEN ACCESS
- SOLD WITH NO CHAIN
- DOUBLE GLAZING
- ELECTRIC HEATING
- RESIDENT HOUSE MANAGER
- SUITABLE FOR RESIDENTS OVER 55
- COMMUNAL GARDENS
- VIEW TODAY
- CASH BUYERS ONLY DUE TO LEASE TERM



Communal Entrance

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

Entrance Hallway

Useful storage cupboard.

Lounge 17'9" max x 10'6" max

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

Kitchen 7'2" max x 5'4" 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 hob, space for fridge and freezer, complimentary tiling.

Bedroom 14'7" max x 8'6" max

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

Bathroom

Suite comprising panel bath with shower over, low level WC and wash hand basin set in vanity unit, wall heated, 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.

Tenure

The lease has about 58 years remaining. The service charge is £2137 half year charge 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.