

7 Monument Place, Endless Street, Salisbury, Wiltshire, SP1 3GE

£395,000 Leasehold

About The Property

A light, sunny and spacious, south facing ground floor flat. It is in excellent condition, newly painted and within a wonderful retirement development with excellent facilities. The property also enjoys a peaceful setting, yet is situated in the heart of the city.

McCarthy Stone are the premier developers of quality apartments and retirement living for over 70's. Monument Place's superb facilities include a Communal lounge to entertain visitors, landscaped gardens for you to enjoy and a guest Suite for friends and family to stay. There is a lift to all floors and a scooter storage room. 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 well-being suite with a variety of professionals including hairdressers and therapists. Equipped with salon accessories and a therapy table, you will be able to relax and recharge. There is a communal laundry room. 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. They can help with everything from domestic chores to tailored personal care.

The apartment is conveniently placed, close to the entrance, Reception and Bistro, as well as the laundry room and recycling area within easy reach and all accessible on one level. The entrance hall has access to a large store cupboard which also houses the boiler and hot water tank. Doors from the hall lead to all rooms. There is a cloakroom with WC and wash hand basin. The good sized, light and airy sitting/dining room has a fire place with electric fire and a glass door leads out to a secluded patio/garden area which in turn leads to the communal seating areas in the attractive gardens. The well laid out and light kitchen looks over the gardens, enjoying distant views of the Cathedral Spire. It consists of work surfaces with upstands, inset sink and drainer and a range of wall and base cupboards and drawers, inset Neff electric hob with splashback and extractor over, built in Neff electric oven, fridge and freezer and dishwasher. Bedroom one is a double room with a wardrobe offering ample space whilst bedroom two is also a double room. Finally, there is a wet room with wash hand basin with cupboard under, WC, thermostatic shower unit and heated towel rail.

The patio/garden area leads directly from the sitting/dining room allowing owners a private space to sit in the sun. There are lovely landscaped communal gardens including lawn and paved areas. The apartment also benefits from an allocated parking space conveniently located close to the main front door.

The property is situated in a central location with level access into the medieval city centre and the market square with a variety of popular independent shops and high quality venues to eat and drink. Also within reach is the Cathedral Close which offers a tranquil environment. Salisbury itself has a wide range of shops restaurants and bars, a thriving twice weekly market, theatre, city hall and cinema.

2 | 1 | 1 | 871.90 sq ft

- Ground Floor Flat
- Door to Patio Area
- Communal Gardens
- Two Bedrooms
- Energy Efficient
- Shower Room and Cloakroom
- On Site Facilities
- Parking Space
- Excellent Order
- No Onward Chain















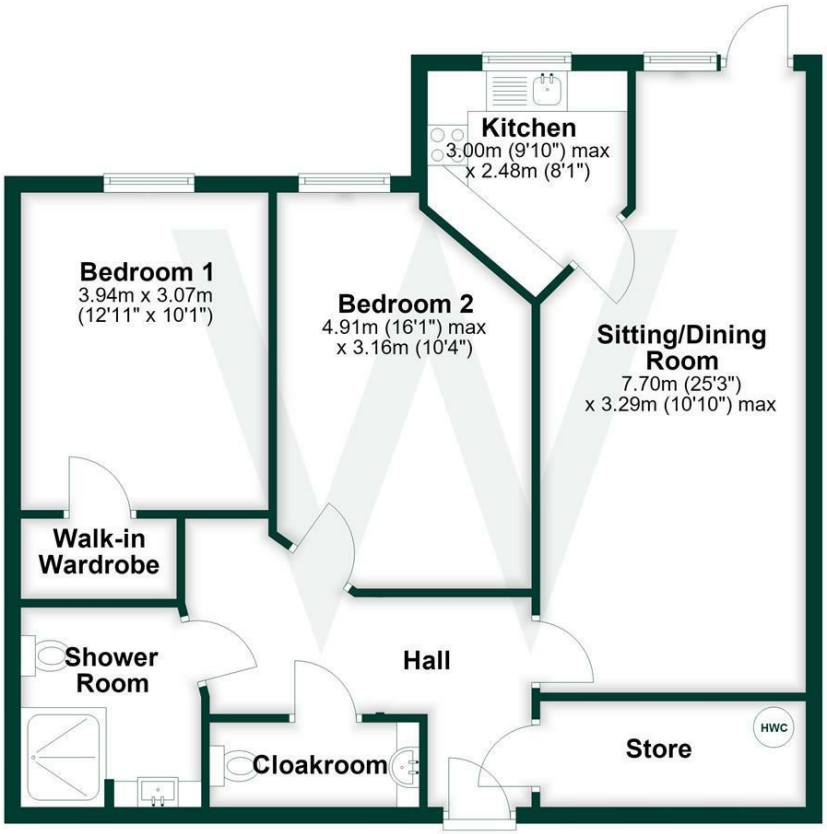




WHITES

Ground Floor

Approx. 81.0 sq. metres (871.9 sq. feet)



Total area: approx. 81.0 sq. metres (871.9 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: E - £3394.83 (2026/2027)

Tenure: Leasehold

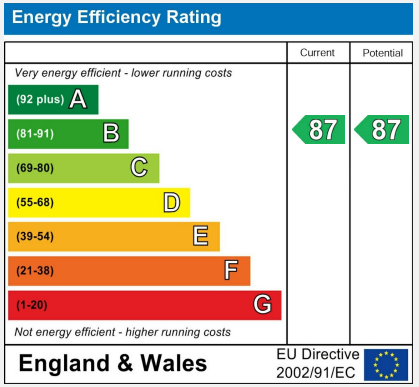
Services: Mains electricity, water and drainage.

Heating: Electric heating

Tenure: Leasehold. There is a monthly service charge of £1020.63 and ground rent of £255 paid twice a year (£510 per annum). The lease is 999 Years from the 1st January 2020.

Directions: From our office in Castle Street proceed into Scots lane. At the crossroads bear left and the entrance to Monument Place will be found on the left hand side.

What3words: ///wide.powder.design



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01722 336 422

residential-sales@hwwhite.co.uk

Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP