



Connells

St. Ann Place
Salisbury



Property Description

Offering to the market this upper floor flat in the quiet residential location of St. Ann Place, Salisbury, is exclusively for the over-55 community. This bright and airy property benefits from views of the iconic Cathedral, which is only a short walk away.

This flat in St. Ann Place has a lounge, kitchen, two bedrooms, and a shower room, with spectacular views over the well-kept residents-only gardens. The property has the added benefit of communal parking, a lounge, laundry facilities, a room for overnight visitor accommodation, and an on-site manager. There is a lift to all floors, with a secure entry system.

The property has no upper chain and is presented in ready-to-move-in condition, having been newly decorated and carpeted, with all new appliances.

St. Ann Place is centrally located in a quiet side street with only a short walk to the city centre's many amenities which include a selection of shops, weekly market on Tuesday's

and Saturday's, close to the historic cathedral grounds, bars, restaurants, coffee shops, two cinemas, a library and a theatre.

Entrance Hall

Doors to all rooms

Lounge Diner

17' 11" x 11' 7" (5.46m x 3.53m)

Window front aspect with Cathedral views, door to kitchen,

Kitchen

11' 9" x 5' 7" (3.58m x 1.70m)

Comprising wall & base units with work surfaces over, stainless steel sink drainer, includes newly installed electric oven with convection hob and fridge, extractor fan, gas central heating boiler.

Bedroom One

17' 11" x 8' 1" (5.46m x 2.46m)

Window front aspect with Cathedral views, fitted wardrobes

Bedroom Two

11' 3" x 6' 3" (3.43m x 1.91m)

Window front aspect with Cathedral views, fitted wardrobes

Shower Room

Comprising corner shower unit, wash hand basin, WC, heated towel rail, mirror, shelf and bathroom cabinet

Outside

Communal Gardens

Mature, well tended communal gardens with patio seating area

Communal Facilities

Extensive communal facilities include washing and drying room, visitor overnight accommodation, outside seating area and communal lounge with television.

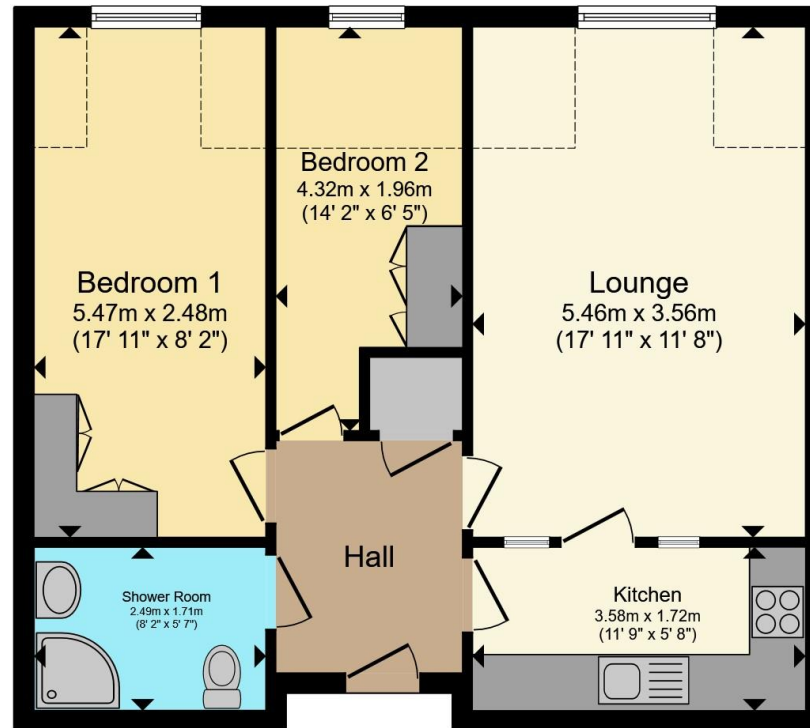
Parking

Communal parking area









Total floor area 59.3 m² (639 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating:
 Awaited

Council Tax
 Band: D

Service Charge:
 4286.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308349

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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