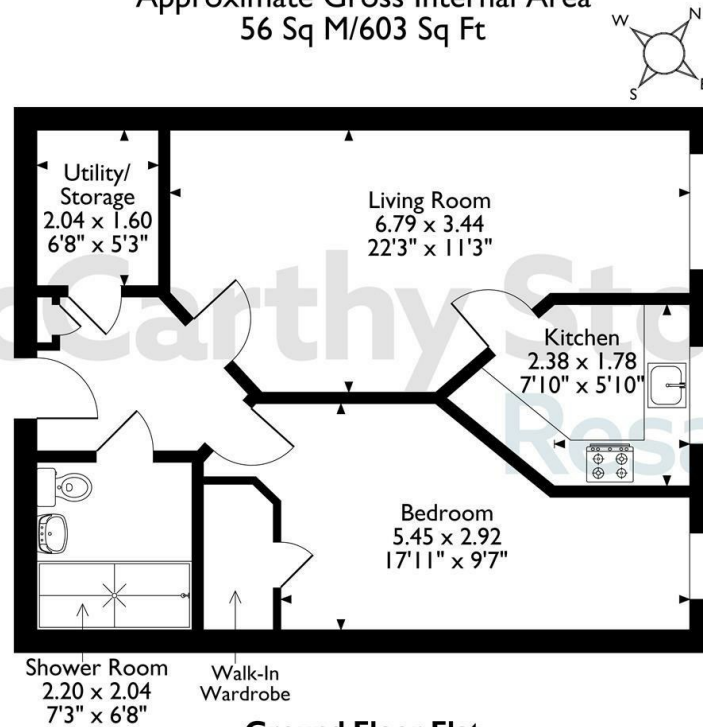
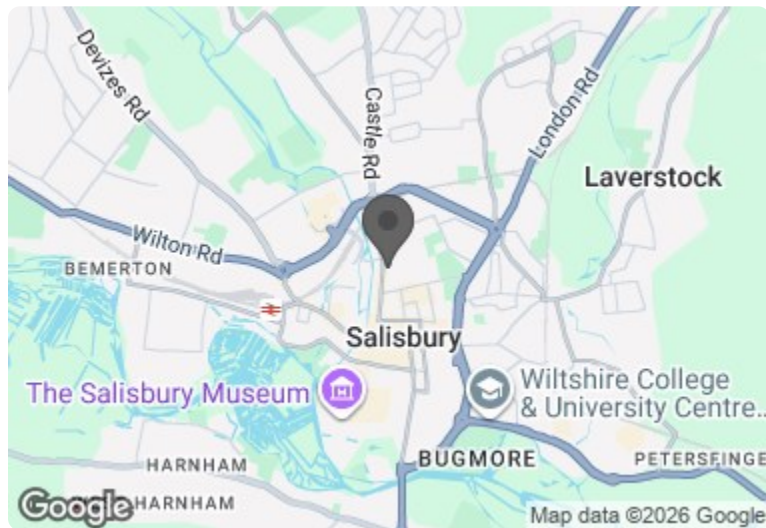


Castle Gate, 2, Castle Street, Salisbury  
Approximate Gross Internal Area  
56 Sq M/603 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>88</b>	<b>88</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**2 Castle Gate**

Endless Street, Salisbury, SP1 3SP

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £220,000 Leasehold**

A Spacious one bedroom retirement apartment benefitting for allocated parking, fully fitted modern kitchen and a walk- in wardrobe. Set within our Castle Gate development benefitting from landscaped gardens and a lovely communal lounge.

**Call us on 0345 556 4104 to find out more.**

# Castle Gate Endless Street, Salisbury

1 Bed | £220,000

PRICE  
REDUCED

## Castle Gate

Exclusively designed for the over 60s, this stunning development of 24 Retirement apartments. Located in the heart of Salisbury just 400 yards from the town's main square. There is added support that comes from having a dedicated house manager. Offering everything you need to enjoy an active and independent retirement. There is a guest suite for family and friends to stay when visiting. Lift to all floors and a communal lounge with patio doors leading to the terrace where you can sit and enjoy the landscaped communal gardens.

Every spacious apartment features stylish fixtures and modern features like Sky TV access points in the living room and main bedroom. There is a fully fitted kitchen with oven, hob and hood and double glazing as standard for warmth and energy efficiency.

## Entrance hall

Front door with spy hole opens into the entrance hall, with; door to good sized storage and utility room, illuminated light switches and wall mounted emergency response system. Doors lead to the living room, bedroom and shower room.

## Living Room

Bright and spacious living room with large floor to ceiling window. Ample space for a dining area. Oak veneered, part glazed door leads to the kitchen.

## Kitchen

A modern kitchen with high gloss finish and a black composite sink, which sits beneath the window. Electric oven at waist-height and ceramic hob with extractor hood. Integrated fridge/freezer and dishwasher.

## Bedroom

A spacious double bedroom with a walk in wardrobe that has plenty of hanging space. The large double glazed window allows sunlight to flood in.

## Shower room

Walk-in easy-access shower with a glazed screen. Vanity wash-basin with storage cupboard below and work surface, mirror with integrated light and shaver point over. Heated ladder radiator, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

## Service charge

- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- Upkeep of gardens and grounds
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Service charge: £3,618.02 per annum (for financial year ending 28/02/2027)

## Ground Rent

Ground Rent: £425 per annum  
Ground rent review date: January 2035  
Ground rent review: Jan-35

## Lease Information

Lease Length: 999 years from the 1st January 2020.

Carpets, light fittings and curtains are included in the sale of this property.

## Parking

This apartment benefits from an allocated parking space.



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