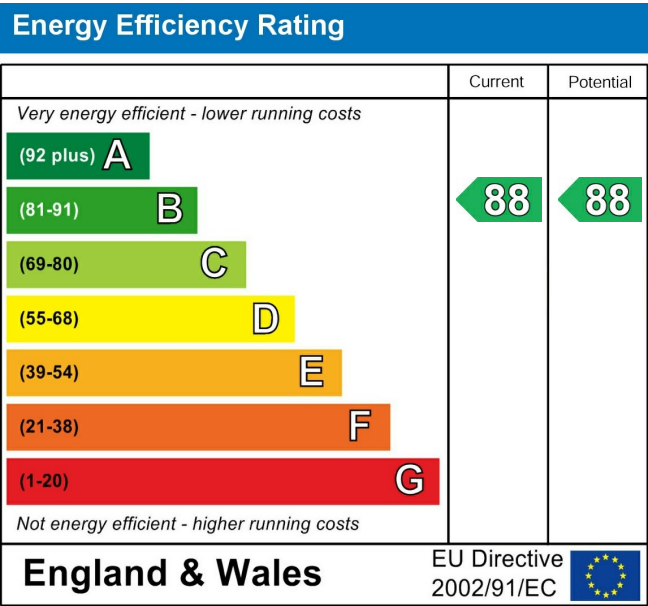
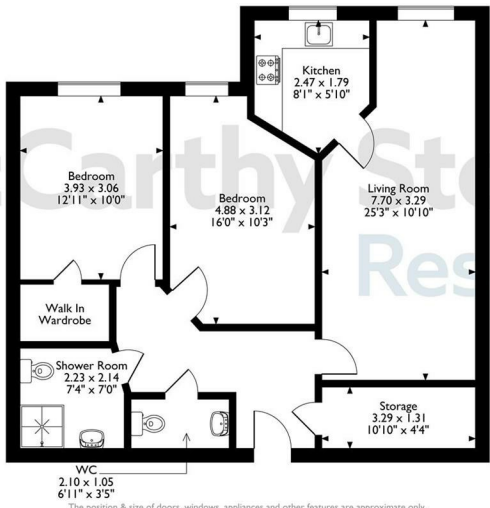


32 Monument Place, Endless Street, Salisbury
Approximate Gross Internal Area
81 Sq M/872 Sq Ft



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



32 Monument Place

Endless Street, Salisbury, SP1 3GE

2 1 Council Tax Band: E

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 32 Monument Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £320,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Bright and airy two bed retirement apartment
- 24/7 call system
- On-site Estate Manager
- Landscaped communal gardens
- Guest suite for family and friends
- City centre location in close proximity to shops and amenities
- Parking space by the entrance included
- Enjoy walks along the River Avon opposite the development
- Exclusively available for the over 70s
- Wheelchair access

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

32 Monument Place, Salisbury

 2 |  1 | Asking price £320,000

Monument Place

Located on one of the main streets in the centre of Salisbury, our latest Retirement Living PLUS development offers stylish apartments for those aged 70 and over. Designed with you and your needs in mind, we take care of any chores and maintenance so that you can have a stress-free retirement. Monument Place offers the level of freedom needed for homeowners to maintain independence and live their retirement to the full. Monument Place features 63 one and two bedroom apartments with fully fitted kitchens and shower rooms - and to make life that little bit easier, we've included raised-height electrical sockets, panel heaters and double glazed windows. You will also benefit from several connection points, including a telephone and TV point in the living room and main bedroom, and Sky/Sky+ access. Selected apartments have walk-in wardrobes and beautiful views over the garden. There is an on-site, 24 hour, Estate Team and a 24 hour call system so homeowners can rest assured that help is there should they need it. For additional peace of mind, all external property maintenance including gardening and window cleaning is taken care of. Our development boasts an enviable position in the heart of Salisbury just a few hundred feet from the city's high street, where you can find a variety of shops, restaurants, banks, cafes and a local weekly market. A Tesco Metro is located 0.2 miles from the development and you'll find a Boots, Marks & Spencer and Bradbeers all within the shopping area.

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, bedrooms and shower room.

Living Room

Bright and spacious living room with ample room for dining. Oak veneered, part glazed door leads to the kitchen. Raised power sockets and TV points for convenience. Built in electric fire, provides a cosy focal point for the room.

Kitchen

A modern kitchen with a sleek high gloss finish and a black composite sink, which sits beneath the double glazed window. Electric oven at waist-height (for minimal bend) electric hob with extractor hood over, Integrated fridge/freezer.



Master Bedroom

A spacious double bedroom boasting a walk in wardrobe for ample clothes storage. Floor to ceiling window allowing natural daylight to flood the room.

Bedroom Two

Spacious second bedroom that offers versatility to be used as a dining room or study, providing ample space for various needs. Floor to ceiling window allowing ample daylight to flood the room.

Shower room

Walk-in easy-access shower. 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 and 24/7 onsite staff
- 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
- One hour of domestic help is included within your service charge per week, which can be used for assistance with shopping, cleaning, and other domestic tasks.

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

Service charge: £12,247.58 per annum (for financial year end 28/02/2027)

Check out benefits you may be entitled to . (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.



Ground Rent

Ground Rent: £510 per annum
Ground rent review date: January 2035

Lease Information

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

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

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

