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WHITES

38 St. Ann Place, Salisbury, Wiltshire, SP1 2SU

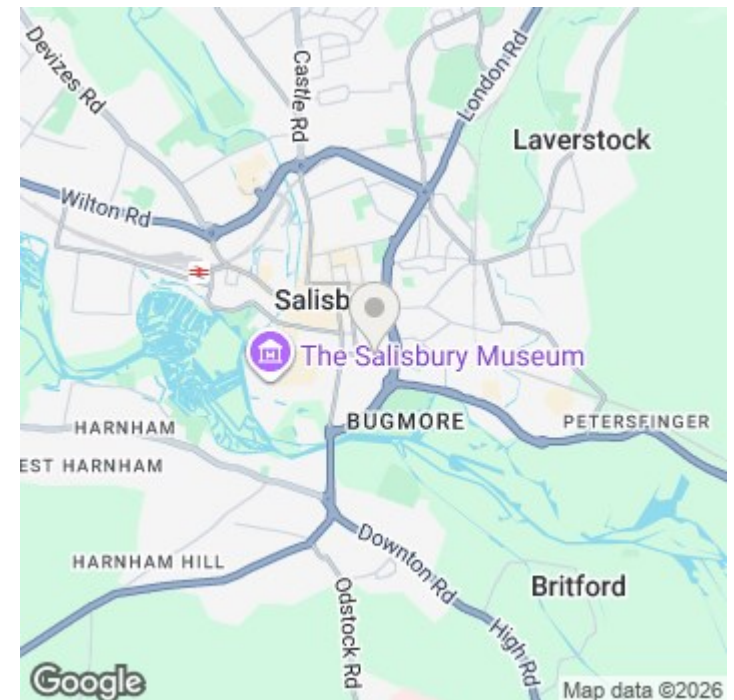
£950 PCM

## About The Property

Well-appointed 2 bedroom, first-floor apartment in the sought-after St Ann Place, over 55s development, with westerly views of the gardens and Salisbury Cathedral.



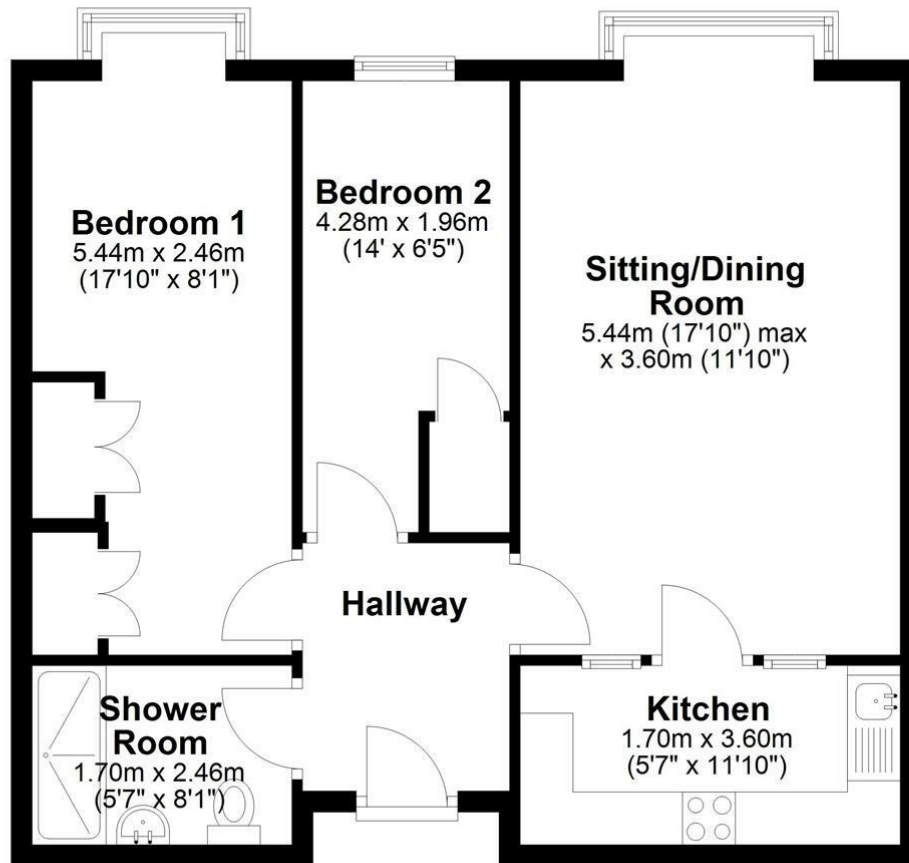
- Retirement flats for over 55's
- First floor apartment
- Two bedrooms
- Spacious sitting/dining room
- Kitchen with integrated oven, hob & washing machine
- Modern fitted shower room with walk in shower
- Communal amenities and gardens
- Gas central heating and double glazing
- On site house manager
- EPC B





## Floor Plan

Approx. 59.0 sq. metres (635.6 sq. feet)



Total area: approx. 59.0 sq. metres (635.6 sq. feet)

## Further Information

Let available date: 28th November 2025 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Apartment - Retirement

Furnish type: Unfurnished

Deposit: £1,095

Local authority: Wiltshire Council

Council Tax: Band D

EPC: B(82)

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 83        |
| (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 |           |