



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

£145,000 Leasehold



## About The Property

The property is a well appointed ground floor apartment formed partly from the old Salisbury museum building and has a favoured position within this popular retirement complex for the over 55's.

St Ann Place was developed in 1984 and lies within easy reach of the city centre. It offers good communal facilities including a magnificent rotunda residents lounge, guest suite, laundry room, communal garden with seating, parking and also a resident manager for the assistance of the residents.

The well proportioned accommodation comprises a communal and private entrance hallway, a sitting/dining room which leads in to the kitchen which has an integrated oven, hob and fridge/freezer. There are two good size bedrooms both with fitted wardrobes and a shower room.

The apartment is situated to the rear of the block and backs onto the communal, southerly aspect rear garden in to which there is direct access. It is presented in excellent order throughout and further benefits include electric heating by radiators and double glazing throughout.

There is an entry phone system and alarm pull system in the flat itself. There is a communal parking area for residents and visitors which is used on a 'first come, first served' basis. The communal garden is laid to lawn with shrubs, trees, flowerbeds and seating. Just outside the sitting room is a small paved area for owner's pots and chairs. The property is offered with no onward chain.



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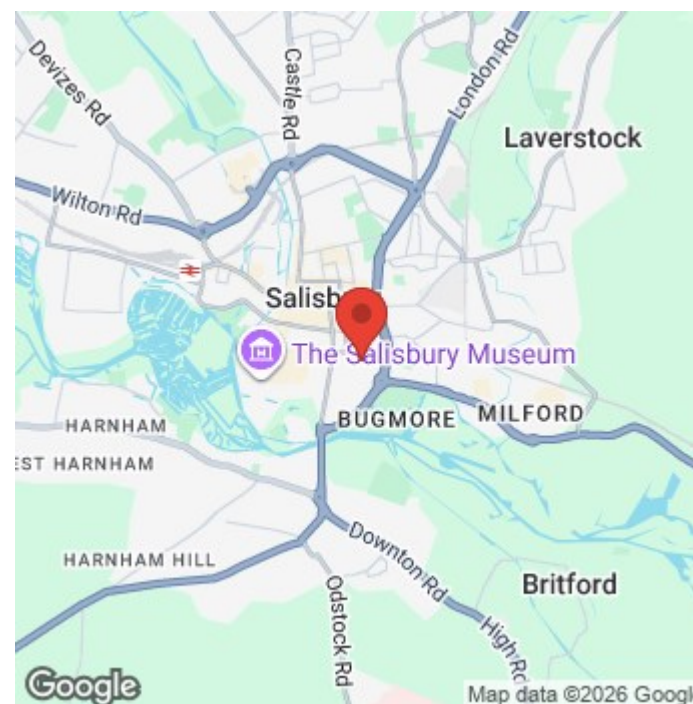


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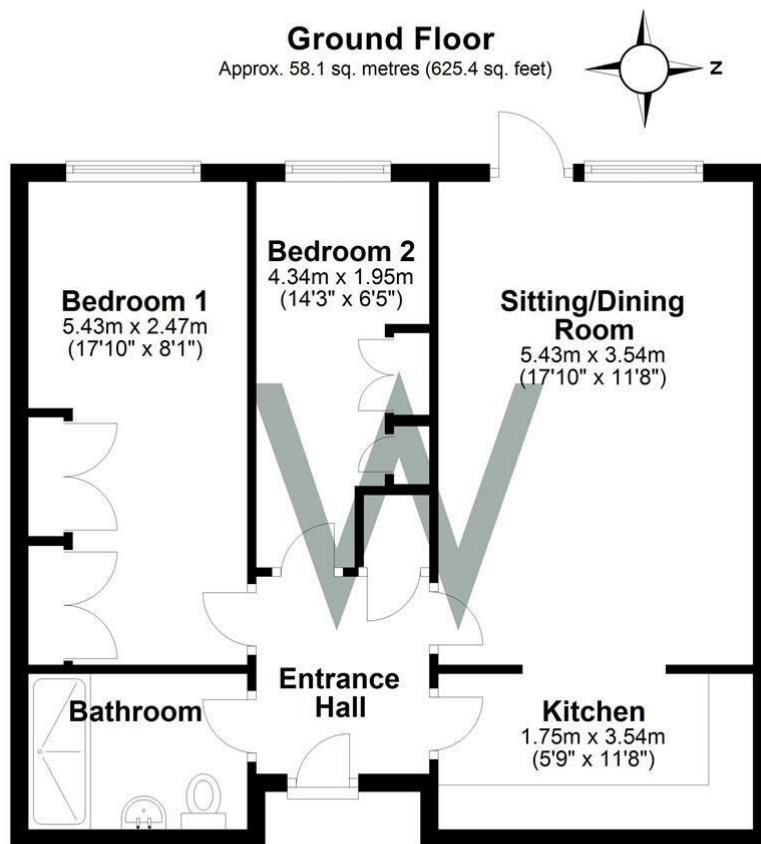


625.40 sq ft

- Two Bedroom ground Floor retirement flat for over 55's
- Secure entry system
- Sitting/dining room accessing garden
- Kitchen
- Double glazing
- Electric heating by radiators
- Two bedrooms
- Easy reach of city centre
- Communal amenities including resident manager
- NO ONWARD CHAIN - Probate Granted







Total area: approx. 58.1 sq. metres (625.4 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

Tenure: Leasehold for 125 years from 1984. Ground rent is £100 p.a. Buildings insurance is £682 p.a and the service charge is currently £1071.50 per quarter.

Services: Mains electricity, water and drainage.

Heating: Electric heating with radiators

Directions: From our office proceed south turning left into Blue Boar Row and right into Brown Street. Continue over two sets of traffic lights and turn left into St Anns Street. Turn first left and St Ann Place will be seen on the right hand side.

What3words: ///taps.kings.builds

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 78        |
| (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 |           |