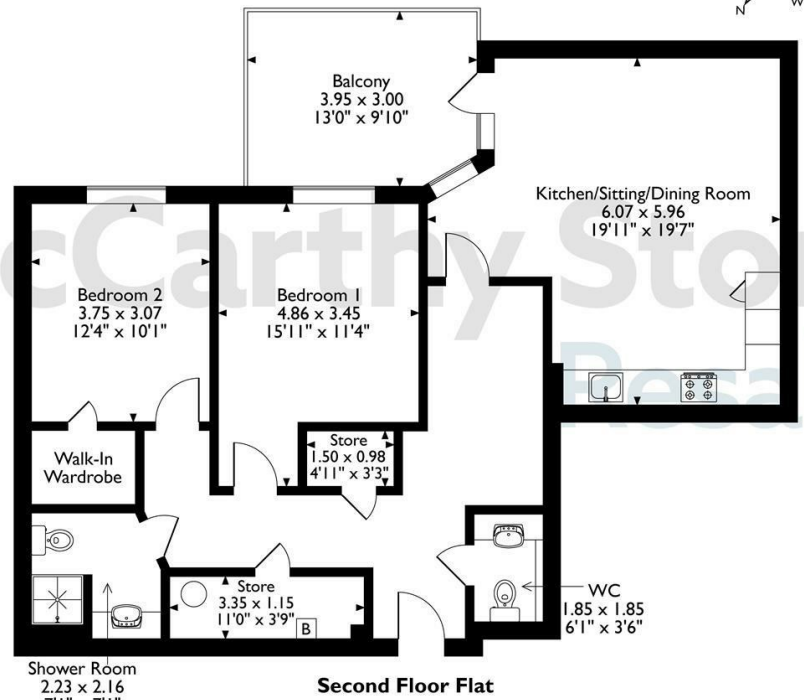


Monument Place, Endless Street, Salisbury
Approximate Gross Internal Area
92 Sq M/990 Sq Ft



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) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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55 Monument Place

Endless Street, Salisbury, SP1 3GE



Asking price £435,000 Leasehold

FULLY REDECORATED THROUGHOUT

A truly stand out two double bedroom second floor apartment situated in a prime position within this Retirement Living Plus development. LARGE WALK OUT BALCONY overlooking the beautiful LANDSCAPED GARDENS accessible from both the main living area and first bedroom. This apartment needs to be viewed to be truly appreciated. THE APARTMENT BENEFITS FROM AN ALLOCATED EXTRA WIDE PARKING SPACE.

Call us on 0345 556 4104 to find out more.



Monument Place, Endless Street, Salisbury

2 bed | £435,000

Monument Place

Exclusively designed for the over 70s, this stunning development of one and two bedroom retirement apartments is located on Endless Street, in the heart of Salisbury just a few hundred feet from the town's high street. Here you will enjoy the benefits of living in your own home, free from the worries of external maintenance or gardening and with likeminded retirees as your neighbours. Our beautiful apartments have built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you. The Your Life Team including a dedicated Estates Manager and staff are on site 24/7 to provide help and support if required, supported by a 24 hour emergency call system, should you need emergency assistance day or night. One of the key benefits of Retirement Living PLUS is the flexible care and support packages that are built around your needs. We can help with everything from domestic chores to tailored personal care.

Monument Place superb facilities include a Communal lounge to entertain visitors, Landscaped gardens for you to enjoy, Guest Suite for friends and family to stay, there is a lift to all floors a scooter storage room and a Carpark. The onsite Bistro style restaurant serves fresh food daily and is the perfect place to meet up with other residents and ideal for those days that you don't want to cook for yourself. There is also a wellbeing suite with a variety of professionals including hairdressers and therapists. Equipped with salon accessories and a therapy table, you'll be able to relax and recharge - attending your regular appointments come rain or shine.

Apartment 55 is redecorated throughout and features two spacious bedrooms, a large private balcony overlooking the gardens and spacious lounge, fully fitted kitchen with integrated appliances, and a quality fitted

shower room with a further separate WC. There are Panel Heaters throughout, Oak veneered doors a Camera door entry system and 24 hour emergency call system.

Entrance hall

A great sized entrance hall with oak veneered doors leading to the living room, both bedrooms and shower room. Features illuminated light switches and wall mounted emergency response system. A large storage/utility room provides storage space with slatted shelves and a fully fitted Bosch washer dryer.

Living Room

Bright and spacious living room with large floor to ceiling window/door which leads out on the large private balcony overlooking the beautiful landscaped gardens. Ample space for a dining area with large opening towards the kitchen.

Kitchen

Fully fitted kitchen with high gloss finish and a black composite sink with Lever mixer taps. Electric NEFF oven at waist-height and ceramic hob with Bosch extractor hood and splashback. Integrated Bosch fridge/freezer. A great space that benefits from the wide opening to the lounge, flooding it with natural light.

Bedroom One

A spacious double bedroom benefitting from french door opening onto the large balcony area which provides the room with a wealth of light.

WC

Vanity wash-basin with storage cupboard below and work surface, mirror with integrated light and shaver point. ceiling spot light fitting and extensively tiled walls.

Bedroom Two

A spacious second bedroom with a large walk in wardrobe.

Shower Room

Fitted with a shower, vanity wash-basin with storage cupboard below, mirror with integrated light and shaver point, extensively tiled walls.

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 hours domestic help included within your service charge per a week, which can be used for help with shopping, cleaning and domestic help.

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 ending 28/02/2027)

Ground Rent

Ground Rent: £510 per annum
Ground rent review date: January 2035
Lease 999 Years from the 1st January 2020

Parking Space

An Allocated Parking Space comes with this apartment.

