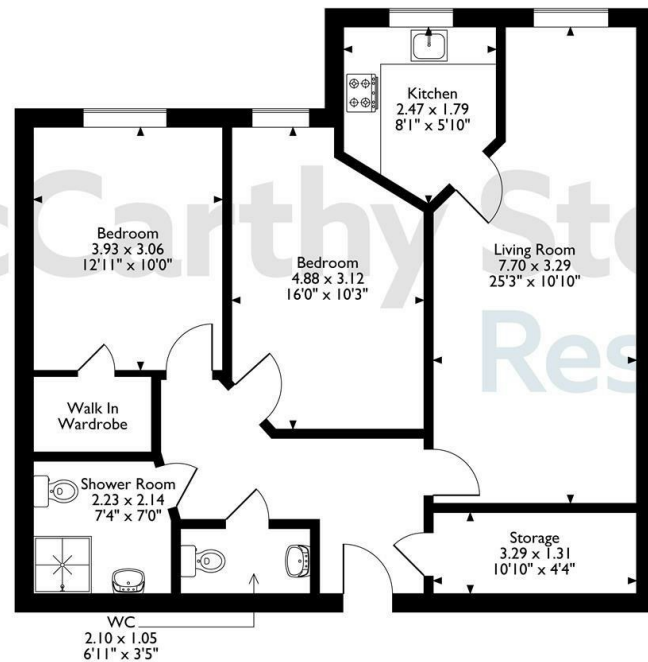
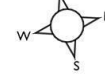


32 Monument Place, Endless Street, Salisbury  
Approximate Gross Internal Area  
81 Sq M/872 Sq Ft



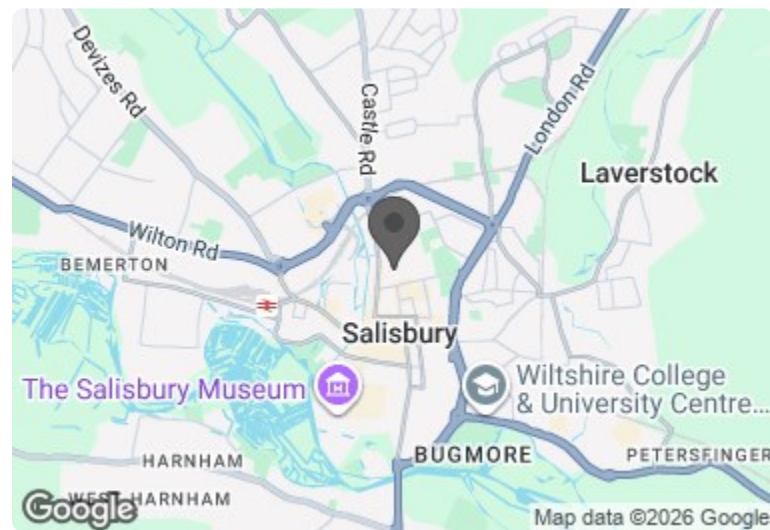
## 32 Monument Place

Endless Street, Salisbury, SP1 3GE



PRICE  
REDUCED

Council Tax Band: E



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	



PRICE REDUCTION

Asking price **£320,000 Leasehold**

A light and spacious TWO BEDROOM apartment situated on FIRST FLOOR. This apartment boasts a modern kitchen with INTEGRATED APPLIANCES, TWO DOUBLE BEDROOMS, a spacious living area with AMPLE room for DINING as well as a modern wet room and storage cupboard. Monument Place, a McCarthy Stone retirement development, is situated in the heart of Salisbury and boasts landscaped COMMUNAL GARDENS, Homeowner's lounge where SOCIAL EVENTS take place as well as an ON-SITE BISTRO.

\*Entitlements Advice and Part Exchange available\*

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.  
Registered in England and Wales No. 10716544



# Monument Place, Endless Street, Salisbury

## 2 Bed | £320,000

PRICE  
REDUCED

### 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

