

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

£125,000 Leasehold

About The Property

A rare ground-floor apartment with its own door leading onto the large, fully enclosed south-west-facing communal garden, secured by locked gates with fob entry from the parking area, with lawns, mature trees and flower beds surrounding its outer edge, a paved seating area directly outside the sitting room, additional outdoor seating around the garden, and access across the garden to the rotunda lounge. Every window in the flat looks out over the garden, giving a peaceful, leafy outlook throughout. Offered with no onward chain and probate already granted, the property is ready for an immediate exchange.

Formed partly from the old Salisbury Museum building, St Ann Place is a peaceful over-55s development on a quiet no-through road, a level five-minute walk from the Cathedral Close, Market Square and the city centre's shops, theatre and twice-weekly market. St Ann Street Surgery (GP) and a Boots pharmacy are both close by in the city centre, with Salisbury District Hospital around 1.5 miles (a 5–10 minute drive) to the south. Salisbury's mainline station (London Waterloo approx. 90 minutes) is nearby.

The well-proportioned accommodation comprises: a private entrance hall, with space for a mobility scooter and its own charging point, accessible from both the front door and the garden door; a bright sitting/dining room with garden access; a kitchen with an integrated oven, electric hob and fridge/freezer; a double bedroom with integrated fitted storage; a single bedroom; an airing cupboard for further linen and vacuum storage; and a shower room with a small step and grab rails. Presented in excellent order, the flat has double glazing and recently installed electric central heating, and sits at the quiet rear of the block. Broadband is available, arranged and paid for individually by each resident rather than as a shared building service.

Residents enjoy exceptional communal facilities: the magnificent Grade II* listed rotunda lounge (built 1812) with organised weekly events, a guest suite for visiting family, a laundry room, a lift serving all floors and communal areas, the beautifully kept, walled and gated residents-only garden with seating - locked, with fob entry from the parking area, so it's accessible only to residents and their visitors, and private parking (unreserved, for residents and their visitors) right next to the property. An on-call resident manager is on site, and the flat has a secure entry phone system, with emergency pull cords linked to the development's 24-hour monitored Careline service - connecting quickly to the resident manager or, where needed, emergency services, for extra peace of mind day or night. Pets are not permitted by default; residents may request consent from the resident manager on a case-by-case basis, though this is not guaranteed.

Running costs: heating is a wet central heating system, electrically fired, with recently installed radiators. Based on actual 2025 billing for a single occupant, electricity consumption at the property was 6,880.9 kWh for the year; at the current Ofgem price cap rate (26.11p/kWh plus standing charge, as of Jul–Sep 2026), that equates to an estimated £2,000 per year (around £167 per month) covering all electricity use, including heating. Actual costs will vary with supplier, tariff and household usage.

2 | 1 | 1 | 625.40 sq ft

- Ground floor two-bedroom retirement flat (626 sq ft / 58 sqm) for over 55s
- Easy reach of city centre
- Own-door level access to a large, fully enclosed south-west-facing communal garden — locked gates, fob entry, private unreserved parking for residents and visitors; every window in the flat overlooks the garden
- Kitchen with integrated oven, electric hob and fridge/freezer
- Wet central heating (electrically fired, recently installed radiators); broadband available, arranged individually per flat
- Double bedroom with fitted storage & 2nd bedroom; airing cupboard for linen and vacuum storage
- Shower room with a small step and grab rails
- Space in the entrance hall for a mobility scooter with its own charging point, accessible from both the front door and the garden door Emergency pull cords linked to a 24-hour monitored Careline service; on-call resident manager; secure entry system; lift
- Rotunda residents' lounge (Grade II* listed, built 1812), guest suite, laundry room and organised weekly residents' events
- NO ONWARD CHAIN - Probate Granted ready for immediate exchange



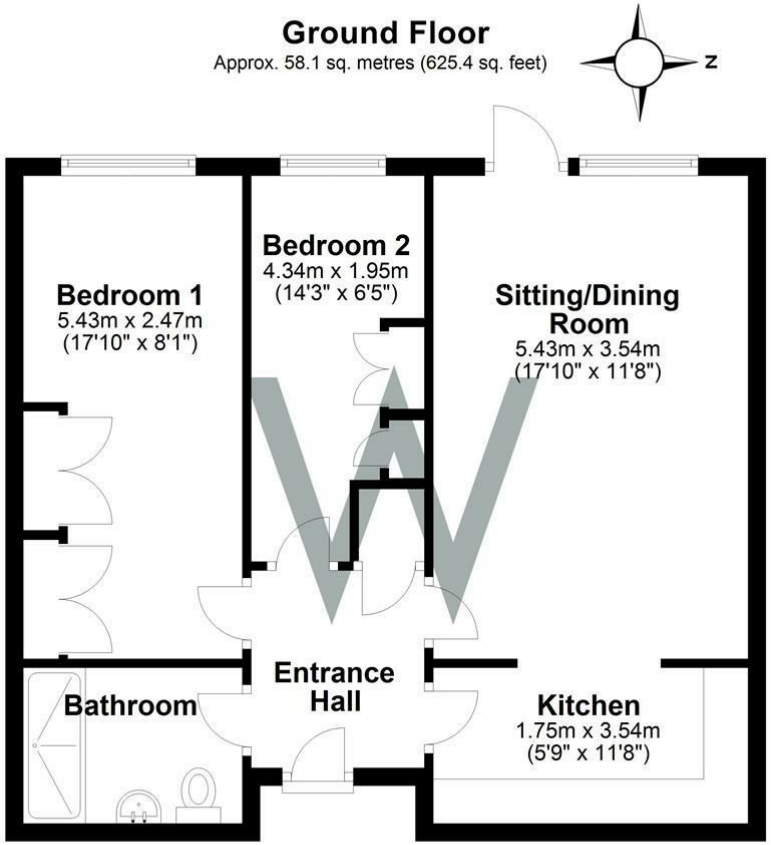












Total area: approx. 58.1 sq. metres (625.4 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

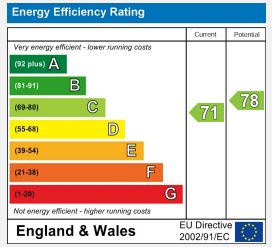
Tenure: Leasehold 125 years from 1984 (83 years remaining). Ground rent £100 per annum. Service charge £1,063.31 per quarter, including buildings insurance, resident manager, and garden and shared area maintenance (contents insurance is the resident's own responsibility). The Careline emergency alarm service is included within the service charge at no extra cost.

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



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