

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 36 St. Ann Place

Salisbury, SP1 2SU

£100,000



\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000\*

A light and airy first floor apartment within this peaceful development for over 55's, 36 St Ann Place is a spacious two bedroom property overlooking sunny communal gardens. The property is very well presented with a modern fitted kitchen, contemporary bathroom suite with 'walk-in' shower, double glazing and radiator heating and hot water supplied by an electric boiler installed less than two years ago. 36 St Ann Place has also recently been redecorated with refitted carpets. St Ann Place is a modern purpose built development quietly tucked away within the city centre, a short walk from the Cathedral Close and a host of amenities. Residents enjoy a good array of facilities including resident manager, lift, residents parking, a beautiful 'rotunda' lounge, laundry and attractive gardens. This is a fantastic opportunity for those looking for secure and peaceful independent living within the heat of the city, an internal viewing is essential.



**Being sold via Secure Sale online bidding. Terms &**

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

**Directions**

Follow Brown Street into St Ann Street. Turn right into St Ann Place where the development can be found on your right.

**Communal Door with Entryphone**

**Communal Entrance Hall**

Stairs to upper lift door to rear garden access to residents lounge and laundry.

**Entrance Hall**

Radiator. Full height airing cupboard housing pressurised hot water tank.

**Lounge 19'8" x 11'7" (6m x 3.55m )**

Double glazed bay window overlooking the communal gardens. Double radiator, television aerial point, entryphone. Obscure glazed panels to:

**Kitchen 11'9" x 5'8" (3.6m x 1.75m )**

Matching range of wall and base units with work surface over. Inset stainless steel sink with mixer tap. Space for cooker, tiled splashbacks and door to hall.

**Bedroom One 17'10" x 8'0" (5.45m x 2.45m )**

Double glazed bay window overlooking the rear gardens, double radiator and coved ceiling.

**Bedroom Two 11'1" ext to 14'1" x 6'6" (3.4m ext to 4.3m x 2m )**

Double glazed aby window overlooking the rear gardens, radiator and coved ceiling.

**Bathroom (Internal) 8'2" x 5'6" (2.5m x 1.7m )**

Refitted modern suite comprising concealed cistern WC, vanity basin and walk-in shower enclosure with electric shower. Tiled walls, heated towel rail, extractor fan.

**Outside**

To the one side of the building is the residents/visitors parking. A gate leads past communal bins to the rear garden.

The rear garden is a lovely space which has two areas of lawn with a lovely array of mature planting. A pathway leads past a screened drying area to a paved patio.

**Agent's Note**

The heating and hot water is run from an electric boiler that was bought and installed less than two years ago, however there is gas supply to the building and pipework already in place should this option be required.

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

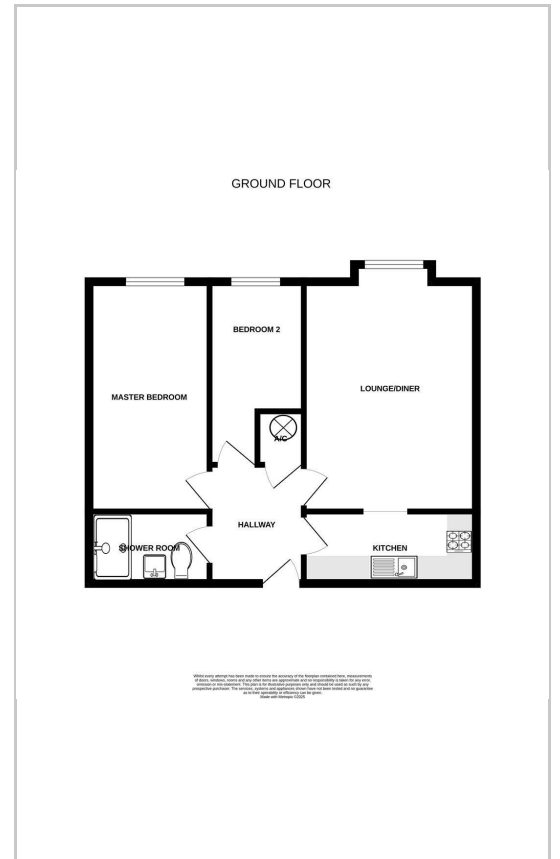
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU  
Tel: 01722 411151 Email: enquiries@venditum.co.uk https://www.venditum.co.uk

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

