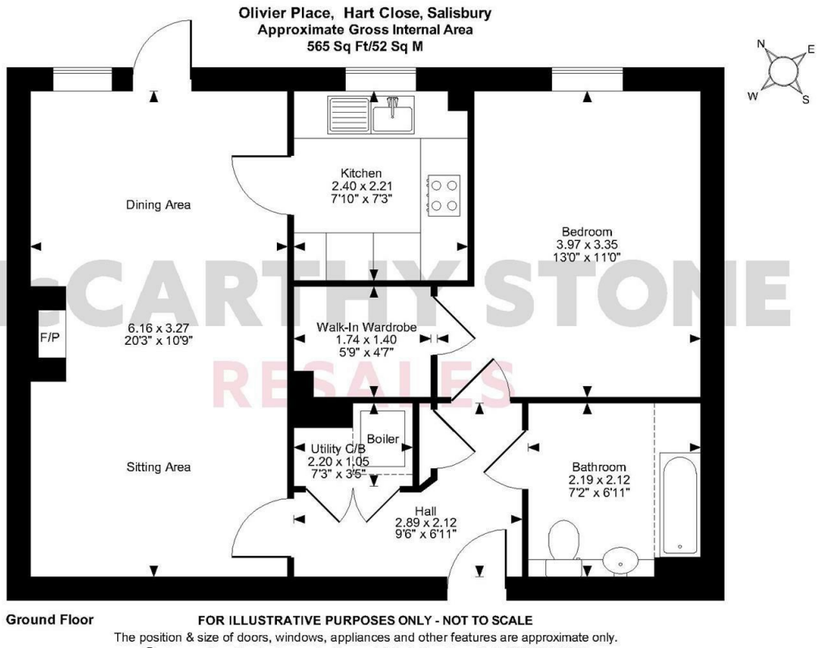
McCarthy Stone
Resales



MCCARTHY STONE
RESALES

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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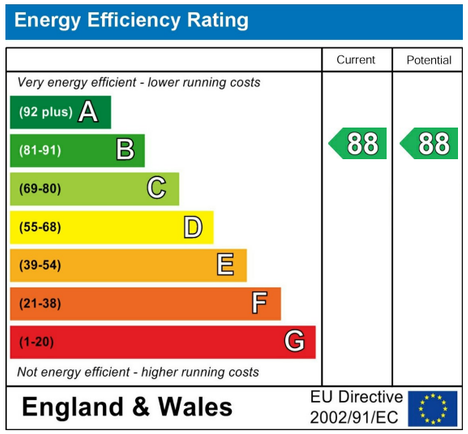
Council Tax Band: C



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The Property Ombudsman

McCarthy Stone
Resales

7 Olivier Place

Hart Close, Wilton, SP2 0FW

PRICE REDUCTION

Asking price £178,000 Leasehold

STUNNING one bed retirement apartment set in the VERY POPULAR Olivier Place benefitting from being on the GROUND FLOOR with direct access to a lovely patio area. Part of a McCarthy Stone Retirement Living development which provides the opportunity to join a friendly social community.

Call us on 0345 556 4104 to find out more.

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

Olivier Place, Hart Close, Wilton, Wiltshire,

1 Bed | £178,000

Olivier Place
Constructed as recently as 2017 by award-winning retirement developer McCarthy and Stone, Olivier Place occupies a quiet location yet is very conveniently positioned with a just few minutes' walk of a pleasant local park with Tennis and Bowls. a little further afield yet still within around 10 minutes level walk is the centre of the historic town of Wilton, (the ancient capital of Wessex), the property is within walking distance of the market square (and weekly market) and a range of amenities including supermarket, coffee shops, Doctors surgeries, pubs and restaurants. The cathedral city of Salisbury is approximately 3.1 miles away where there is a more extensive range of shopping, social and educational amenities, hospital, a twice weekly market and a mainline railway station serving London Waterloo and the West Country.

This is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens, a scooter store and parking available by annual permit for which there is a charge of around £250 and for which there may be a waiting list. There is also a super Guest Suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Olivier Place; there are always a variety of regular activities to choose from including; coffee mornings, film nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or involved as they wish.

Entrance Hall
A good-sized hall with security intercom system provides a link to the main development entrance door. Utility cupboard with light and shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit. A further shallow cupboard with meters, dimplex panel heater. A feature glazed panelled door leads to the Living Room.

Living / Dining Area
A bright and spacious living room with a double-glazed patio door and side-panel opening out onto a lovely patio area A feature glazed panelled door leads to the modern fitted kitchen.

Kitchen
Double-glazed window. Quality range of soft cream gloss-fronted fitted units with under unit lighting and having contrasting worktops and matching upstands incorporating a stainless-steel inset sink unit. Bosch integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel chimney hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light and tiled floor.

Bedroom
An excellent double bedroom with a double-glazed window and an open outlook. Large walk-in wardrobe with auto-light, hanging rails and shelving.

Bathroom
A modern bathroom facility with a white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, heated mirror with integral light, level access, walk-in bath with overhead shower. Heated ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and floor.

Parking
Olivier Place operate a parking permit scheme on a first come first served basis. Permits can be purchased for £250 annually. Please speak to your property consultant for further information.

Service Charge
What your service charge pays for:
- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,915.51 per annum (up to financial year end 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold Information
Lease: 999 years from Jan-2016
Ground Rent: £425
Ground rent review: Jan-31

Additional Information
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage