



Connells

St. Ann Place
Salisbury



Property Description

This stylish and well-appointed two-bedroom apartment in St Ann Place, Salisbury is offered to the market. This property has an open-plan kitchen/living room, two bedrooms and shower room and benefits from a communal lounge and gardens, plus parking. St. Ann Place is a short walk from the city centre's many amenities which include a selection of shops, weekly market on Tuesdays and Saturdays, close to the historic Cathedral grounds, bars, restaurants, coffee shops, two cinemas, a library and a theatre.

Salisbury has direct rail links to London Waterloo, Bristol and Southampton, plus good road links to the New Forest, the West Country and South Coast.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

Access to open plan living room, shower room, bedroom one and two, storage cupboards.

Open-Plan Kitchen/ Living Room

Comprising stylish wall and base units, drainer sink unit with mixer taps, built in and concealed fridge/freezer, integrated oven, inset hob and concealed hood over, space for under counter dishwasher, raised inset microwave, breakfast bar, open to

Living Space, front aspect, emergency pull cords linked to a 24-hour monitored Careline service.

Bedroom One

Fitted corner wardrobes, front aspect, emergency pull cords linked to a 24-hour monitored Careline service.

Bedroom Two

Front aspect.

Shower Room

Comprising accessible shower unit with grab rail with fitted glass screen, integrated shower and mini radiator, wash hand basin with mixer taps, heated towel rail and WC, emergency pull cords linked to a 24-hour monitored Careline service.

Outside

Communal Gardens

Mature, well tended communal gardens with patio seating area

Communal Lounge

The flat itself is built in the 1980s, and it benefits from a Grade II* listed rotunda residents' lounge with a domed ceiling. There is a guest suite and laundry room available and regular events are held for residents.

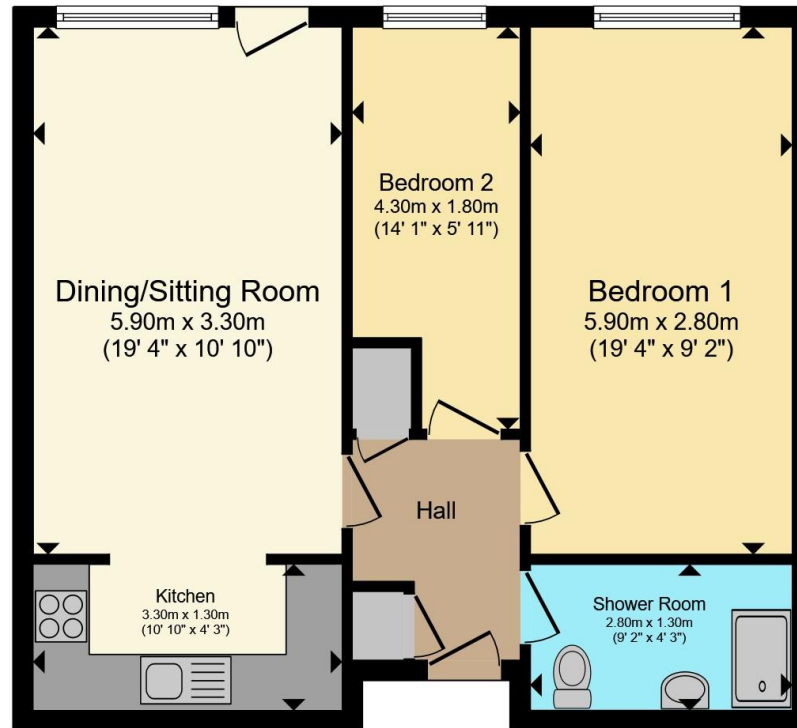
Parking

Communal off-street parking area to the front of the property.









Total floor area 58.1 m² (625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 4280.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308538

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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