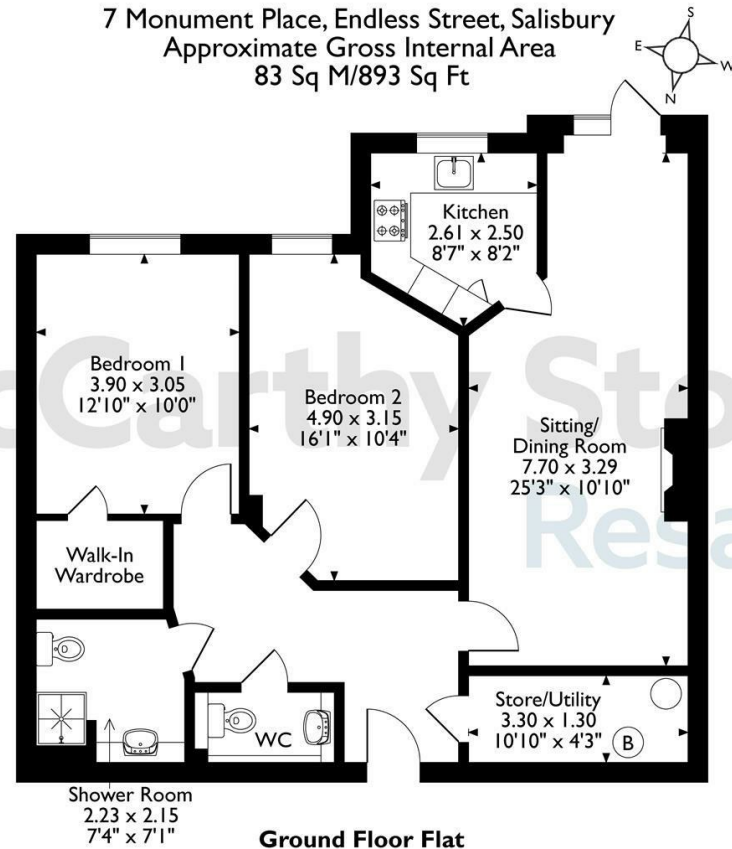


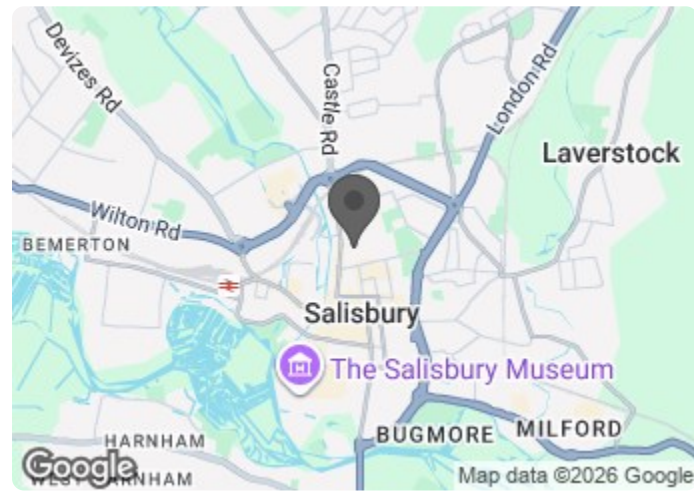
7 Monument Place, Endless Street, Salisbury
Approximate Gross Internal Area
83 Sq M/893 Sq Ft



Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8691403/DST.

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

7 Monument Place

Endless Street, Salisbury, SP1 3GE



Asking price £415,000 Leasehold

A superb bright and MODERN two bedroom RETIREMENT APARTMENT, situated on the GROUND FLOOR very conveniently placed for access to the dining room, reception, rubbish/recycling and laundry room. This apartment has neutral décor to coordinate with your furnishings and is beautifully presented throughout PRIVATE PATIO AREA OVERLOOKING GARDEN. ALLOCATED PARKING SPACE INCLUDED right at the front of the building.

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction prohibited.



Monument Place, Endless Street, Salisbury

2 bed | £415,000

Summary

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 have 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 Debenhams 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, bedroom and shower room.

Separate WC

Modern tiled WC with vanity wash-basin with storage cupboard below.

Living Room with Patio Area

Bright and spacious living room with large floor to ceiling window. Ample space for a dining area. Oak veneered, part glazed door leads to the kitchen. Patio area overlooking the garden.

Kitchen

A modern kitchen with high gloss finish and a black composite sink, which sits beneath the window. Electric oven at waist-height and ceramic hob with extractor hood. Integrated fridge/freezer and dishwasher. Everything is laid out to make cooking and cleaning as effortless as possible.

Master Bedroom

A spacious double bedroom with walk in wardrobe that has plenty of hanging space.

Bedroom Two

Spacious second bedroom with large floor to ceiling window looking onto the gardens.

Shower room

Walk-in easy-access shower with a glazed screen. 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 hours domestic help included within your service charge per a week, which can be used for help with shopping, cleaning and domestic help.

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 ending 28/02/2027)

Ground Rent

Ground Rent: £510 per annum

Ground rent review date: January 2035

Lease Information

Lease Length: 999 years from the 1st January 2020.

Parking

Number 7 comes with the added bonus of an allocated parking space.

