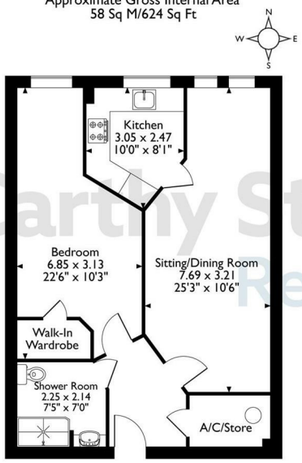
Excellent

Trustpilot

McCarthy & Stone
Resales.

30 Monument Place, Endless Street, Salisbury
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



First Floor

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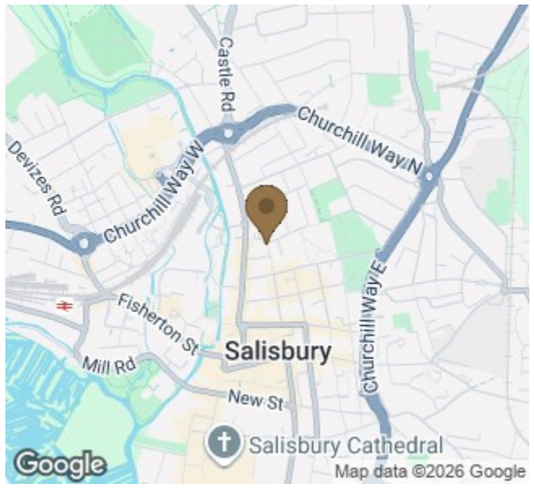

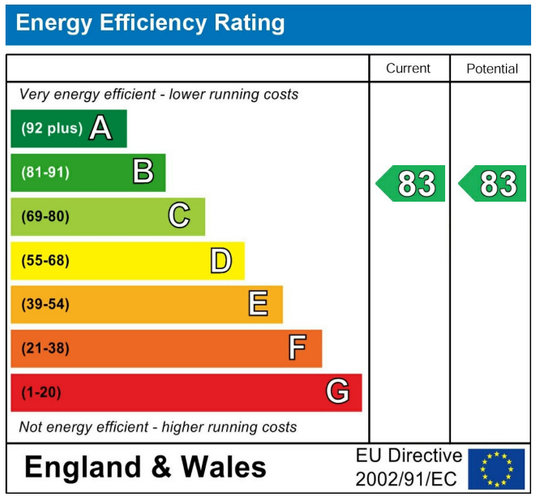

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

30 Monument Place

Endless Street, Salisbury, SP1 3GE

1 1 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 30 Monument Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- RETIREMENT LIVING PLUS
- BRIGHT & SPACIOUS APARTMENT
- TABLE SERVICE RESTAURANT
- RANGE OF CARE PACKAGES AVAILABLE
- COMMUNAL LOUNGE
- GUEST SUITE
- LANDSCAPED GARDENS
- ESTATE MANAGER
- ENTITLEMENTS ADVICE AVAILABLE

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

30 Monument Place, Salisbury

1 | 1 | Asking price £250,000

Monument Place

Exclusively designed for the over 70s, this stunning development of one and two bedroom retirement apartments is located on Endless Street, in the heart of Salisbury just a few hundred feet from the town's high street. Here you will enjoy the benefits of living in your own home, free from the worries of external maintenance or gardening and with likeminded retirees as your neighbours. Our beautiful apartments have built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you. The Your Life Team including a dedicated Estates Manager and staff are on site 24/7 to provide help and support if required, supported by a 24 hour emergency call system, should you need emergency assistance day or night. One of the key benefits of Retirement Living PLUS is the flexible care and support packages that are built around your needs. We can help with everything from domestic chores to tailored personal care.

Monument Place superb facilities include a Communal lounge to entertain visitors, Landscaped gardens for you to enjoy, Guest Suite for friends and family to stay, there is a lift to all floors a scooter storage room and a Carpark. The onsite Bistro style restaurant serves fresh food daily and is the perfect place to meet up with other residents and ideal for those days that you don't want to cook for yourself. There is also a wellbeing suite with a variety of professionals including hairdressers and therapists. Equipped with salon accessories and a therapy table, you'll be able to relax and recharge - attending your regular appointments come rain or shine.

Entrance Hall

Entrance hall with oak veneered doors leading to the living room, the bedroom and shower room. Features illuminated light switches and wall mounted emergency response system. A large storage/utility room provides storage space with slatted shelves.

Living Room

Bright and spacious living room with large window. Ample space for a dining area.

Kitchen

Fully fitted kitchen with with high gloss finish and a black composite sink with Lever mixer taps. Electric NEFF oven at waist-height and ceramic hob with Bosch extractor hood and splashback. Integrated Bosch fridge/freezer.

Bedroom

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

Shower Room

A convenient Shower room fitted with a shower, vanity wash-basin with storage cupboard below, mirror with integrated light and shaver point, extensively tiled walls.

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: £9,432.66 per annum (for financial year end 28/02/2027)

Ground Rent

Ground Rent: £435 per annum
Ground rent review date: January 2035
Lease 999 Years from the 1st January 2020

Additional Information and Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking

This apartment does not have allocated parking.

Moving Made Easy

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT