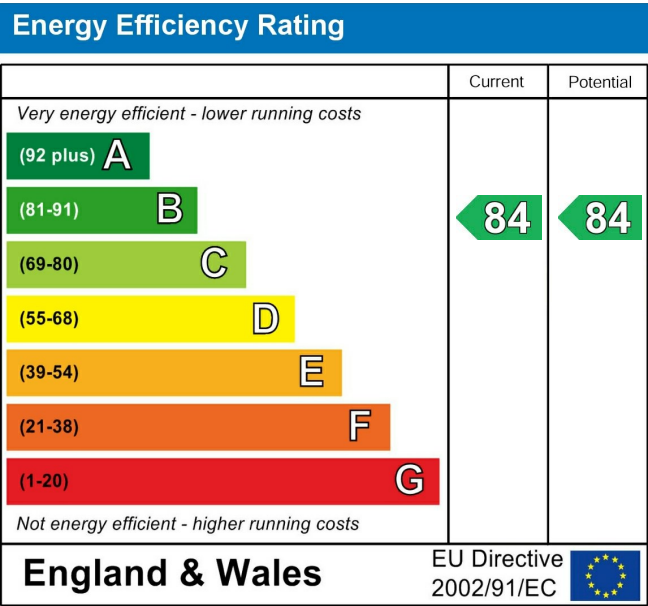
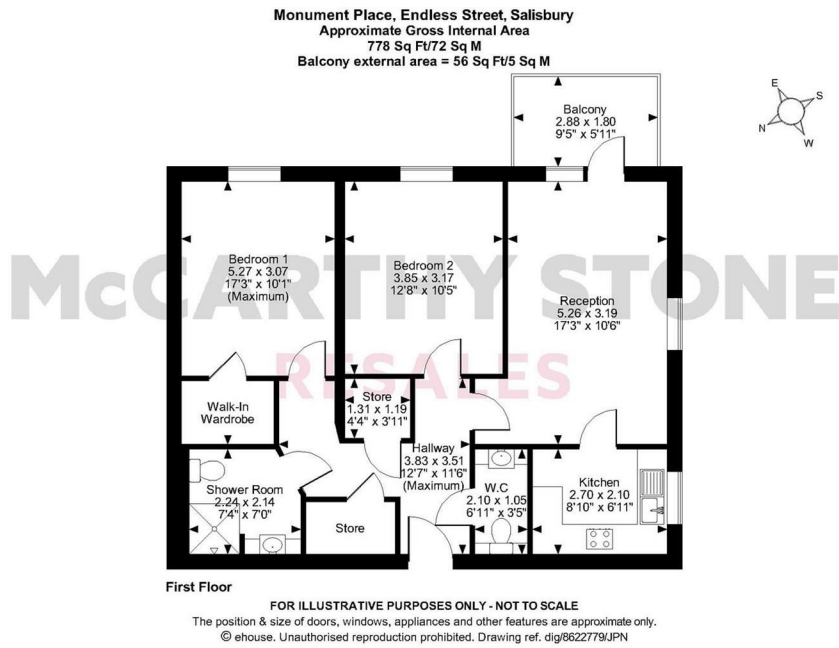




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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



19 Monument Place

Endless Street, Salisbury, SP1 3GE

2 2 **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 19 Monument Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £400,000
Leasehold

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

Why you'll love living here:

- Bright and airy two bed retirement apartment
- 24/7 call system
- On-site Estate Manager
- Landscaped communal gardens
- Guest suite for family and friends
- City centre location in close proximity to shops and amenities
- Parking space by the entrance included
- Enjoy walks along the River Avon opposite the development
- Exclusively available for the over 70s

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

19 Monument Place, Salisbury

 2 |  2 | Asking price £400,000

Monument Place

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 all within the shopping area.

The Apartment

This exquisite apartment sits in a very favourable position within Monument Place, situated at the end of the corridor so you have no neighbours above or either side of the apartment. Also boasting a fantastic view across the wonderfully landscaped gardens. The

apartment has been lovingly maintained and is offered in outstanding condition.

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.

Living Room with Balcony

Bright and spacious dual aspect living room with large floor to ceiling window. Ample space for a dining area. Oak veneered, part glazed door leads to the kitchen. Balcony 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. Full height double glazed window providing plenty of natural light.

Bedroom Two

Spacious second bedroom with double glazed 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 & Lease Information.

Ground rent: £510 per annum

Ground rent review date: 1st January 2035

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

Parking

19 Monument Place comes with parking.

