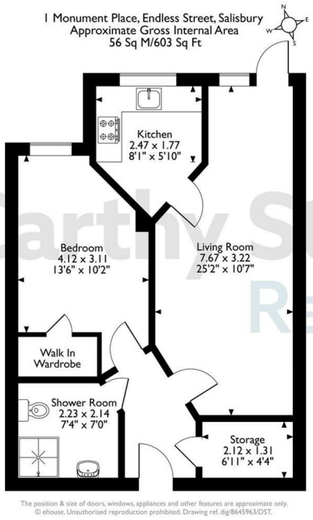
Excellent

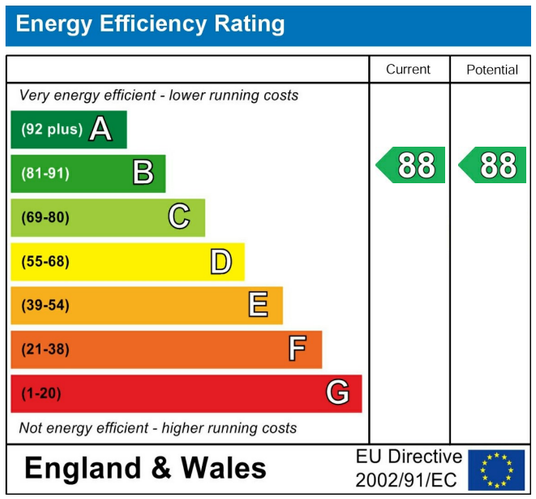
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Registered in England and Wales No. 10716544

The Property Ombudsman







1 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 1 Monument Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £299,500
Leasehold

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

Why you'll love living here:

- Retirement Living Plus
- Ground Floor Location
- Private Patio Area
- Large double bedroom with walk-in wardrobe
- Communal Lounge where social events take place
- Bistro style restaurant serving delicious food daily
- Guest suite for visiting family and friends
- laundry room and mobility scooter store
- Extra care packages available
- Staff on-site 24/7

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

1 Monument Place, Salisbury

1 | 1 | Asking price £299,500

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.

Property Overview

This spacious one bedroom apartment conveniently located on the ground floor and benefitting from a private patio area accessible from french doors off the main living area which is double glazed and insulated making it incredibly energy efficient and allowing you to keep warm whilst helping to keep your heating bills low. Peace of mind comes from a door entry system linked to your TV, so you can see who's there before letting anyone in. There's also an intruder alarm and a 24 hour emergency call system, giving access to assistance whenever you need it.

Throughout the apartment the decor is light and neutral – a blank canvas, so that whatever your taste in furniture and furnishings, everything is sure to co-ordinate beautifully. You'll have plenty of scope to make your apartment your own by incorporating personal touches.

Boasting a large living area / dining area with plenty of room for furniture, from which you will find In the kitchen, we've incorporated a range of high quality appliances. Everything is designed to make cooking and cleaning as effortless as possible. There is a large double bedroom with the added benefit of a walk in wardrobe providing excelet storage. The fully fitted shower room benefits from vinyl non-slip flooring, Level access walk-in shower, White sanitary ware with high quality fittings, Illuminated mirror with integrated shaver socket and a heated towel rail.

In the hallway there is the added benefit of an additional large storage cupboard.

Social Lifestyle

The stunning social lounge opens out to beautiful landscaped gardens, which we make sure look their best all year round. It's the perfect outdoor space to sit back, relax and enjoy your retirement with friends, old and new.
If you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed you can book them into the development's guest suite, which has en suite facilities. They will find it's like staying in a hotel, while all you need to do is make the most of their company.

The Bistro

Our bistro style restaurant is a lovely place to meet up with other residents and perfect for those days that you don't want to cook for yourself. Serving a variety of light bites and snacks for you and your family and friends, using fresh ingredients and catering for special dietary requirements.

Landscaped Gardens

One of the main social hubs of Monument Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Care and Support

The personal care services available at Monument Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Additional Information and Services

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

Parking

This apartment does not come with an allocated parking space.

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.

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

Lease Information

Lease 999 Years from the 1st January 2020
Ground Rent: £510 per annum
Ground rent review date: January 2035

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













