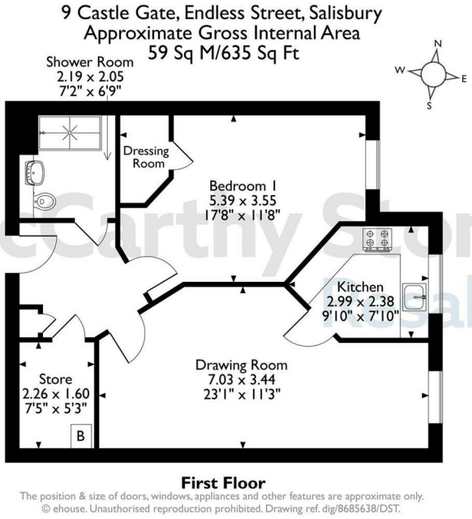
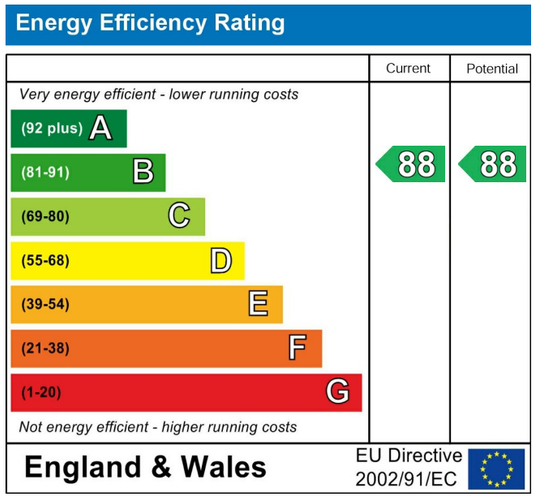
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







9 Castle Gate

Endless Street, Salisbury, SP1 3SP

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 9 Castle Gate could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £290,000
Leasehold

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

Why you'll love living here:

- Bright and airy one bed retirement apartment
- 24/7 call system
- On-site House Manager
- Landscaped communal gardens
- Guest suite for family and friends
- City centre location
- Close proximity to shops and amenities
- Enjoy walks along the River Avon opposite the development
- Exclusively available for the over-60s
- Wheelchair access

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

9 Castle Gate, Salisbury

1 | 1 | Asking price £290,000

Castle Gate
Exclusively designed for the over 60s, this stunning development of 24 Retirement apartments. Located in the heart of Salisbury just 400 yards from the town's main square. There is added support that comes from having a dedicated house manager. Offering everything you need to enjoy an active and independent retirement. There is a guest suite for family and friends to stay when visiting. Lift to all floors and a communal lounge with patio doors leading to the landscaped communal gardens. Castle Gate residents also benefit from being able to make use of the bistro restaurant at our neighboring development Monument Place.

Every spacious apartment features stylish fixtures and modern features like Sky TV access points in the living room and main bedroom. There is a fully fitted kitchen with oven, hob and hood and double glazing as standard for warmth and energy efficiency.

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

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.

Bedroom
A spacious double bedroom with a walk in wardrobe that has plenty of hanging space. The large double glazed window allows sunlight to flood in.

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
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Service charge: £3,618.02 per annum (for financial year ending 28/02/2027)

Ground Rent
Ground Rent: £425 per annum
Ground rent review date: January 2035
Ground rent review: Jan-35

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

Carpets, light fittings and curtains are included in the sale of this property.

Parking
This apartment benefits from an allocated parking space.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













