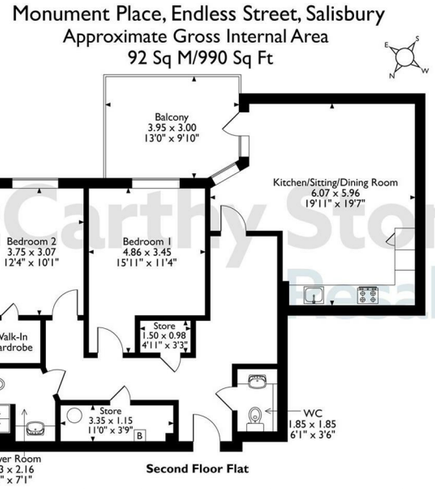
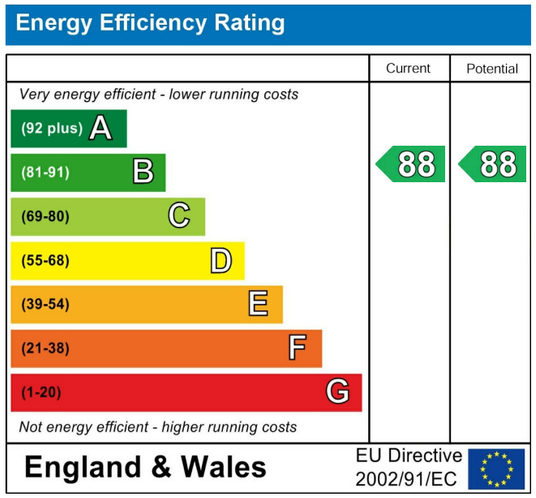
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







55 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 55 Monument Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £390,000
Leasehold

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

Why you'll love living here:

- BRIGHT & SPACIOUS APARTMENT RECENTLY REDECORATED THROUGHOUT
- MASTER BEDROOM WITH WALK IN WARDROBE
- PRIVATE LARGE BALCONY WITH ELECTRIC SUNSHADE
- EXTRA WIDE PARKING SPACE
- MODERN KITCHEN WITH FITTED DISHWASHER
- EXPANSIVE COMMUNAL GARDENS
- ESTATE MANAGER & ON SITE SUPPORT TEAM
- 24 HR. CARELINE FOR PEACE-OF-MIND
- FANTASTIC COMMUNAL FACILITIES
- FLEXIBLE CARE PACKAGES AVAILABLE

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

55 Monument Place, Salisbury

2 | 2 | Asking price £390,000

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.

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

Apartment 55 is a truly stand out two bedroom Retirement Living Apartment that has been redecorated throughout to a very high standard. Situated on the second floor in a prime position overlooking the beautifull landscaped gardens that are best enjoyed from its large walk out balcony. The balcony is accessed via the large open plan kitchen and living space that creates a bright and modern area for daily life whilst incorporating clever, and subtle, design features to make life easier as we age. The kitchen benefits from intergrated appliances.
The two bedrooms are both generous doubles with the main boasting a walk in wardrobe providing hanging space and shelves.
There is a quality fitted shower room with a further separate WC. There are Panel Heaters throughout, Oak veneered doors a Camera door entry system and 24 hour emergency call system. The apartment also has an extra wide allocated parking bay in a fantastic location for accessibility to the development.

Social Lifestyle

The Communal Lounge is at the heart of the community at Monument Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

Monument Place boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

Lifestyle Services

Lifestyle Services at our Monument Place are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

Parking Space

An Allocated Parking Space comes with this apartment.

Additional Information and Services

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

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 999 Years from the 1st January 2020

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













