

40 ST ANN PLACE, SALISBURY SP1 2SU

01722 238711

BAXTERS
PROPERTY & LAND AGENTS









40 ST ANN PLACE, SALISBURY SP1 2SU

PRICE GUIDE: £140,000

Located off St Ann Street is St Ann Place, a purpose built modern retirement development enjoying a peaceful environment and convenient setting for level access to Salisbury city centre and the Cathedral.

No 40 occupies a first floor position with a lovely outlook over the mature communal gardens, surrounding historic buildings and the Cathedral spire.

The accommodation is spacious with a welcoming reception hall, living room with a floor to ceiling picture window, modern kitchen, two bedrooms and a large bathroom which has been refitted.

Heating is provided via a mains gas fired boiler to radiators and the building is double glazed.

Facilities available to residents include a secure entry system, emergency pull cord system, resident house manager, lift, an impressive rotunda residents lounge, residents and guest parking and a guest suite for use by visitors.

40 St Ann Place is offered for sale with no onward chain and is available for immediate occupatioion.



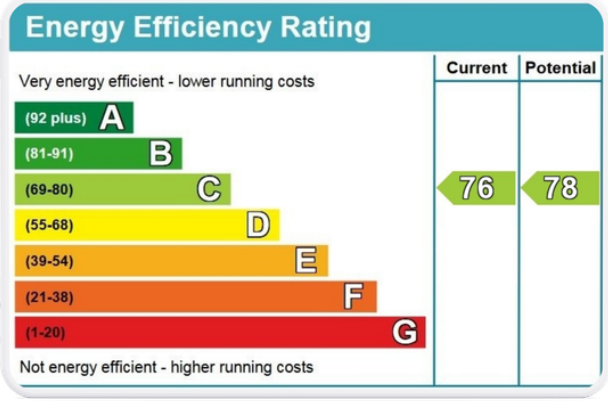
LOCATION: St Ann Place is located in the centre of the historic cathedral city of Salisbury and is well placed for the cathedral close and an extensive range of resaurants city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary; Bishops Wordworths School and South Wilts Girls School are both within walking distance. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London Waterloo (90 minutes) and the West Country.



DIRECTIONS: From the city centre proceed along to the end Brown Street and turn left into St Ann Street. Take the third turning on the right hand side into St Ann Place.







40 St Ann Place Salisbury SP1 2SU

Approximate Gross Internal Area = 670 sq ft - 62 sq m

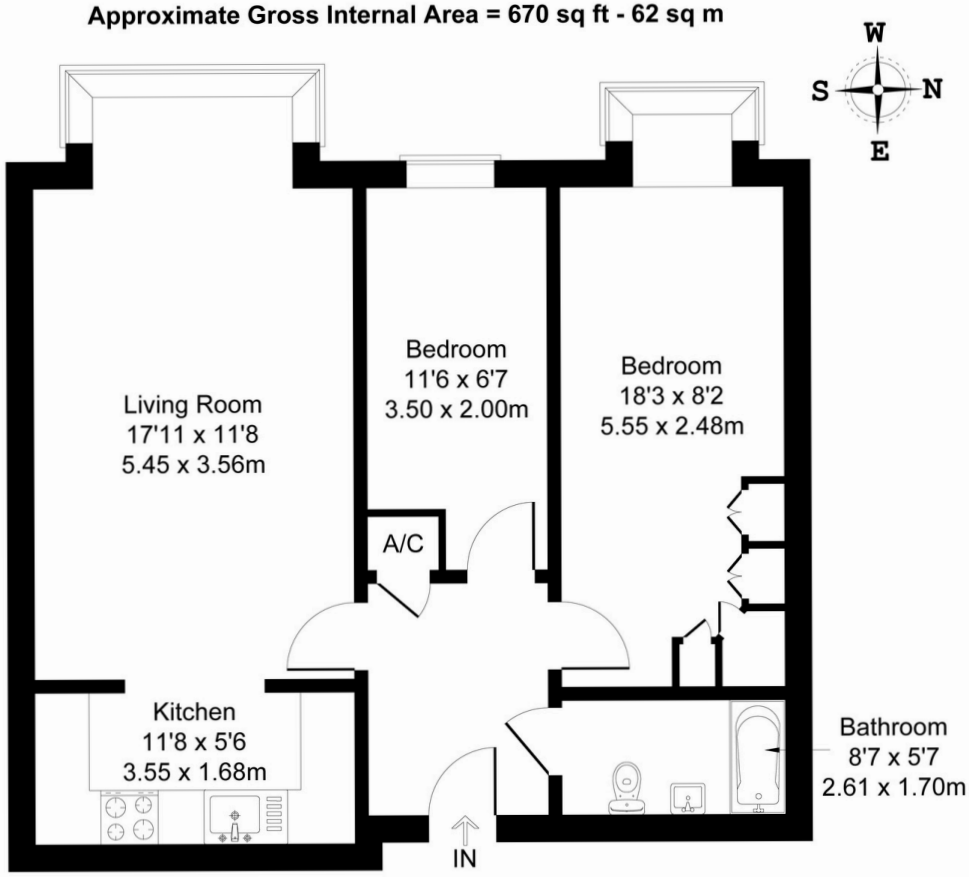


Illustration for identification purposes only, measurements are approximate, not to scale.

TENURE AND SERVICES: Tenure: Leasehold with the residue of a 125 year lease from dated from 1983. Management and Service Charge £4,254.44 per annum for 2025/2026. Ground Rent £100.00 per annum for 2025/2026. Local Authority: Wiltshire Council. Council Tax Band D: £2,777.59 for year 2026/2027. All Main Services Connected. Mains Drainage. Gas Central Heating. Fully Double Glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10852.