



8 Sarum Lodge, Three Swans Chequer, Salisbury, Wiltshire, SP1 1AL

£195,000 Leasehold

## **A one bedroom ground floor retirement flat for the over 60's and conveniently situated in the city centre.**

### **Description**

A well situated and beautifully maintained ground floor apartment, part of the Sarum Lodge retirement complex for the over 60's. Features include a lodge manager, a secure video door entry system, a 24 hour careline support system, use of a car park, access to lovely gardens with outside seating and an owners lounge hosting a range of activities. This apartment is presented in superb order throughout comprising an entrance hallway, a sitting/dining room which leads to a kitchen with an excellent range of units with integrated oven, hob, fridge and freezer. The main bedroom has a large fitted wardrobe and extra storage. There is a shower room with a contemporary white suite and there is an energy efficient and economical electric heating system and double glazed sash windows. The development has a secure fob entry system and a guest suite facility provided for visiting friends and family and communal gardens.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Communal Entrance Hall**

Doors to communal garden areas, private front door and easy access to the city centre.

#### **Entrance Hall**

Dado rail, secure video entry system, walk-in cupboard housing electric boiler, fusebox and meter..

#### **Sitting/Dining Room**

Large window to front, TV point, electric fire with surround and hearth, space for table and chairs, radiator.

#### **Kitchen**

Fitted with base and wall units with work surfaces over, integrated electric oven, four ring hob and extractor, washing machine, freezer and fridge, under unit lighting and extractor.

#### **Bedroom**

Large window to front, radiator, fitted wardrobe with mirrored sliding doors.

### **Shower room**

White suite comprising shower cubicle, low level WC, wash hand basin with cupboard under and floor level alarm button, fully tiled walls, heated towel rail, extractor.

### **Outside**

Around the complex are well tended communal garden areas with flower borders and patio areas with plenty of seating areas.

### **Tenure**

Leasehold for a term of 999 years from December 2017. The service charge is £2897.10 (includes water rates, careline and upkeep of communal facilities). The annual ground rent is £575.00.

### **Services**

Mains water, electricity, superfast broadband and drainage are connected to the property.

### **Outgoings**

The Council Tax Band is D and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94

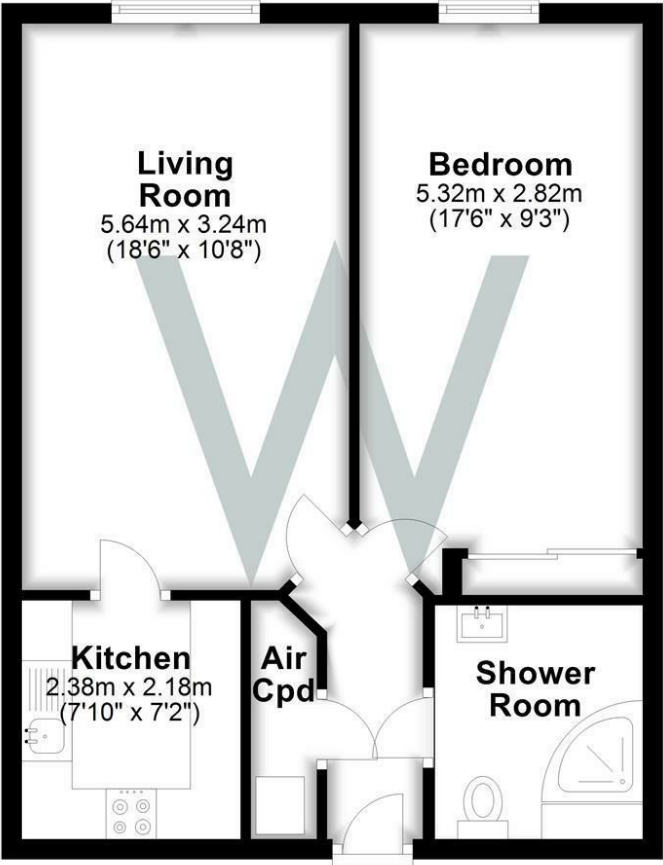
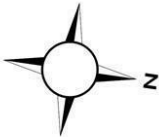
### **Directions**

From our office in Castle Street proceed opposite into Scots Lane and at the T Junction turn right. At the next junction turn left and take the second right hand turn into Rolleston Street. Sarum Lodge can be found on the right hand side.

### **WHAT3WORDS**

What3Words reference is: ///glory.pounds.shall

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**WHITES**  
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