



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

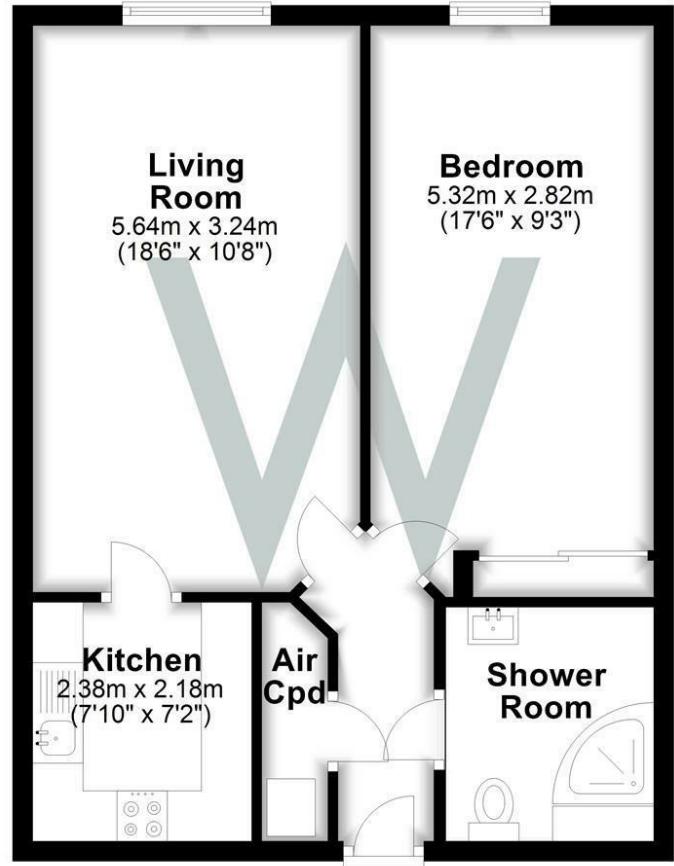
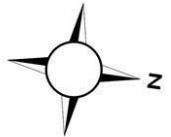
#### Directions

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 Rollestone 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		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

**WHITES**

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