



Flat, 10 St. Ann Place, Salisbury, Wiltshire, SP1 2SU

£135,000 Leasehold

A two bedroom first floor apartment for the over 55's and offered to the market with no chain.

Description

The property is a delightful two bedroom first floor flat within a popular retirement complex off St Ann Street. Forming part of what was the original Salisbury and South Wiltshire Museum, this apartment for the over 55's is a well appointed and deceptively spacious grade II listed property fronting the popular St Ann Street and which benefits from a range of communal facilities including well kept communal gardens, a guest suite, laundry facilities, a communal parking area (first come, first served basis), a residents lounge and an on site house manager. The communal entrance serves three apartments and the light and airy accommodation comprises an entrance hallway, a sitting/dining room, a kitchen, two bedrooms and a bathroom. There is gas fired central heating, pull cords in all rooms, secondary glazing and the property is offered with no onward chain. The property lies a short, level distance from the city centre. STAMP DUTY PAID.

Property Specifics

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

Communal entrance hall

Secure entry system, stairs to first floor.

Entrance hall

Radiator, high level fusebox, entrance intercom phone,

Sitting /dining room

Leaded secondary glazed window to front, radiator, TV and telephone point, feature cast iron fireplace, fitted shelving, glazed door to;

Kitchen

Fitted with white fronted base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer under window to rear, integrated electric oven and four ring hob, space for fridge/freezer, wall mounted gas boiler.

Bedroom one

Secondary glazed sash window to front, radiator, fitted wardrobes. telephone point.

Bedroom two

Sash window to front, radiator.

Bathroom

Fitted with a suite comprising panelled bath with Mira shower over, wash hand basin with cupboard under, low level WC, two windows to rear, inset spotlights, heated towel rail.

Outside

The communal gardens are attractively maintained for the residents and include lawns, patio and seating areas with gated access. There is also access to the Grade II listed rotunda residents lounge as well as a laundry and guest suite.

Services

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

Outgoings

The Council Tax Band is ' B ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2056.73.

Tenure

125 year lease from 25/12/83. The annual service charge is £4270.28.

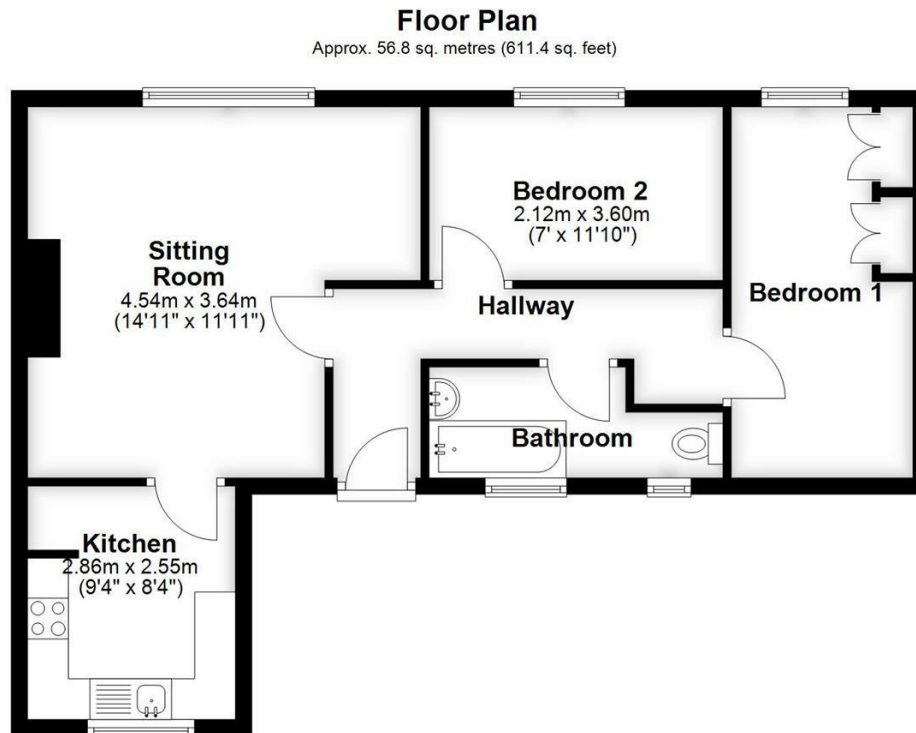
Directions

From our office in Castle Street proceed towards the city centre and from Blue Boar Row bear right into Brown Street. After passing two sets of traffic lights turn left into St Ann Street and the property can be found on the right hand side just before the right hand turn in to St Ann Place.

WHAT3WORDS

What3Words reference is: ///rock.name.flash





Total area: approx. 56.8 sq. metres (611.4 sq. feet)



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



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