

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

£100,000 Leasehold

About The Property

The property is a delightful two bedroom first floor flat within a popular retirement complex off St Ann Street. It is positioned within the favoured, older part of the building and is offered with no onward chain.

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. The development 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 Grade !! listed residents lounge and an on site house manager.

The communal entrance on St Ann Street serves three apartments and the light and airy accommodation comprises an entrance hallway which leads to all the rooms. The sitting/dining room has an attractive leaded window to the front, TV and telephone points and a feature cast iron fireplace.

The kitchen has a range of units with an integrated electric oven and hob, space for a fridge freezer and there is also a wall mounted gas boiler.

There are two bedrooms, one of which has fitted wardrobes and the bathroom has a three piece suite with a shower over the bath. Benefits include gas fired central heating, pull cords in all rooms and secondary glazing.

There is a large, fully enclosed south-west-facing communal garden, secured by locked gates with fob entry from the parking area, with lawns, mature trees and flower beds surrounding its outer edge, a paved seating area directly outside the sitting room, additional outdoor seating around the garden, and access across the garden to the rotunda residents lounge. Pets are not permitted by default; residents may request consent from the resident manager on a case-by-case basis, though this is not guaranteed.

The property lies a convenient and short, level distance from the city centre.

2 | 1 | 1 | 611.40 sq ft

- Over 55's first floor retirement apartment - NO CHAIN
- Sitting/dining room
- Fitted kitchen
- Two bedrooms
- Bathroom
- Secondary glazing
- Gas central heating
- Pull cords in all rooms
- Use of communal amenities
- Popular city centre location















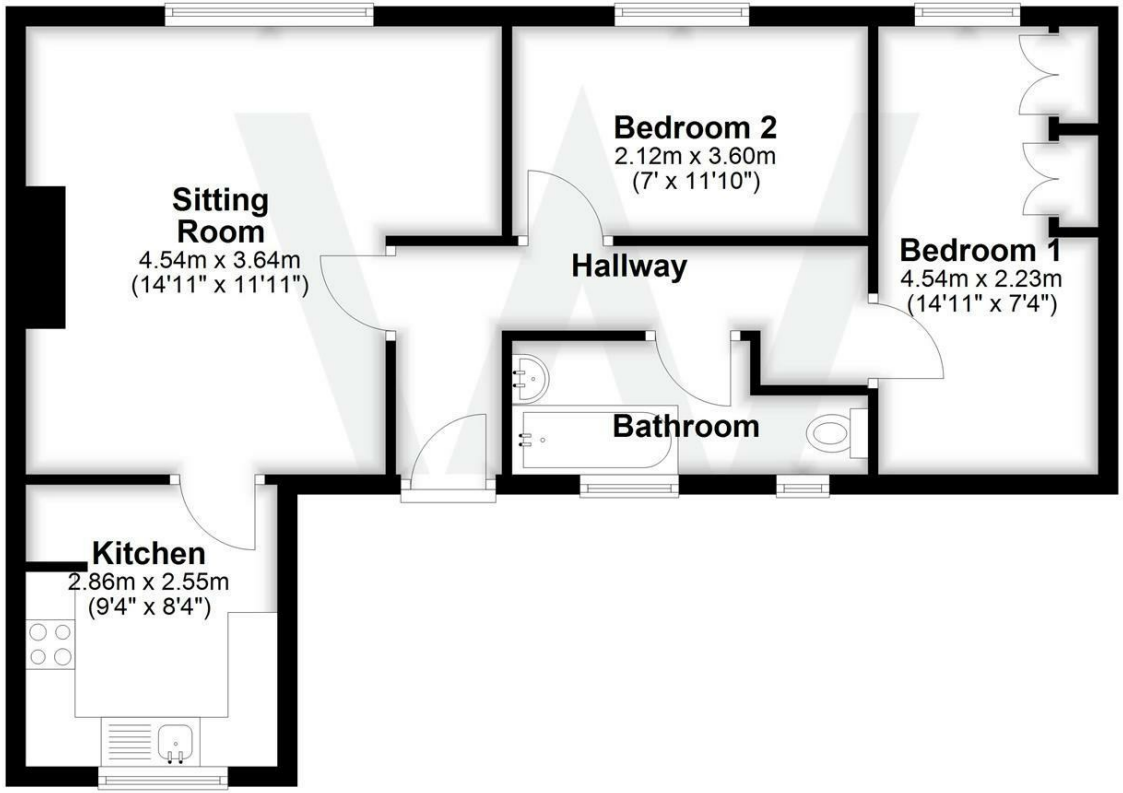





MUSEUM
Salisbury Museum
was established in 1960
by Dr Richard Fowler
and this building was
its first permanent
home

Floor Plan

Approx. 56.8 sq. metres (611.4 sq. feet)



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

Further Information

Local authority: Wiltshire

Council Tax: B - £2160.35 (2026/2027)

Tenure: Leasehold

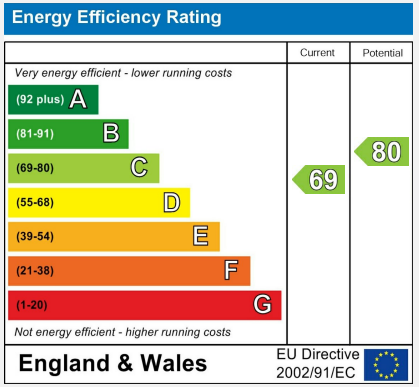
Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Tenure details: 125 year lease from 25/12/83. The annual service charge is £4253.25, Buildings Insurance for the year to September is £682.14 and Ground Rent £100per annum.

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:///rock.name.flash



WHITES

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