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WHITES

18 St. Ann Place, Salisbury, Wiltshire, SP1 2SU

£145,000 Leasehold

About The Property

The property is a well appointed ground floor apartment formed partly from the old Salisbury museum building and has a favoured position within this popular retirement complex for the over 55's.

St Ann Place has excellent communal facilities including a large rotunda residents lounge, a guest suite and laundry room, communal parking (on a first come, first served basis) and attractive communal gardens. There is also the added security of a resident house manager. There is a secure entry to the building and emergency pull cords in most rooms and the property lies within easy reach of the city centre.

The well proportioned accommodation comprises a communal and private entrance hallway, which leads to the bathroom, two good sized bedrooms and a large sitting/dining room which has a door leading directly onto St Ann Place. The kitchen has a good range of units and an integrated electric oven. Further benefits include partial double glazing and electric central heating.

The communal gardens are attractively maintained for the residents and include lawns, patio and seating areas. Offered with no onward chain.

St Ann Place lies off St Ann Street so is centrally positioned within the city, the centre of which is within level walking distance. It offers an excellent range of amenities and a railway station serving London (Waterloo).



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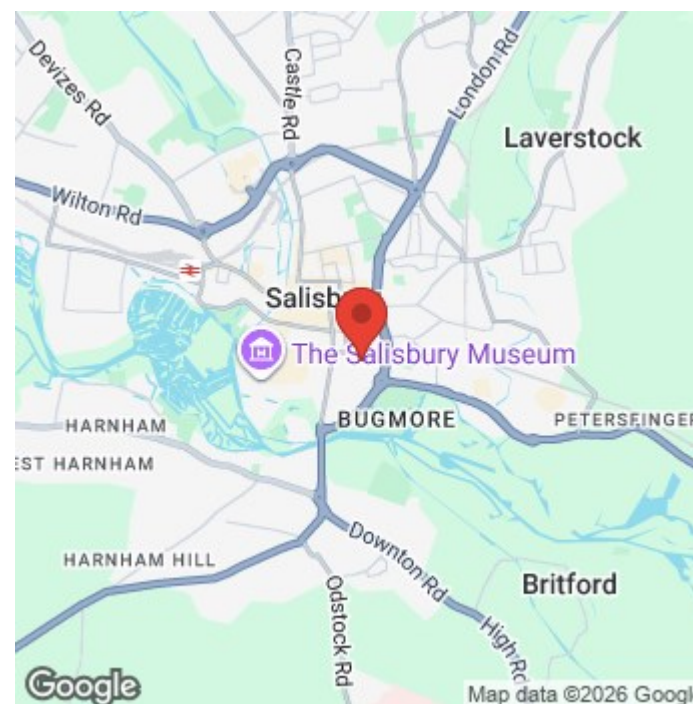


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625.60 sq ft

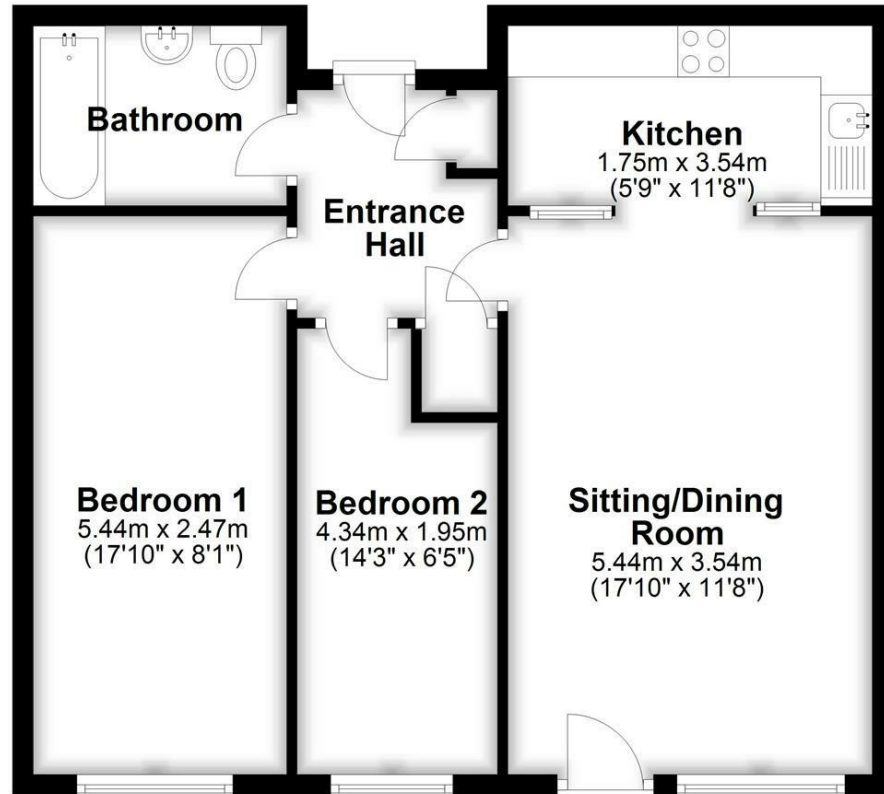
- Two Bedroom ground Floor retirement flat for over 55's
- Secure entry system
- Sitting/dining room
- Kitchen
- Bathroom
- Electric heating and partial double glazing
- Communal amenities including resident manager and garden
- No chain
- Easy reach of city centre





Floor Plan

Approx. 58.1 sq. metres (625.6 sq. feet)



Total area: approx. 58.1 sq. metres (625.6 sq. feet)



Further Information

Local authority: Wiltshire Council

Council Tax: D - £2777.59 (2026/2027)

Tenure: Leasehold for 125 years from 1985. Ground rent £100 per annum. Buildings insurance £351.53 per annum. Service charge for current financial year is TBA.

Services: Mains electricity, water and drainage.

Heating: Electric heating with radiators

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 before turning right into St Ann Place and the development can be found on the right hand side.

What3words: ///taps.kings.builds

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	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