39 Sarum Lodge Three Swans Chequer, Salisbury, SP1 1AL

Offers In The Region Of £200,000 Leasehold

About The Property

The property is a well appointed second (top) floor apartment in a desirable retirement complex for the over 60's The city centre is within easy level walking distance and the apartment is presented in excellent condition throughout and has a pleasant southerly aspect overlooking communal areas and with a view towards the Cathedral spire.

The well proportioned accommodation comprises a large entrance hallway with a useful storage cupboard and a sitting/dining room overlooking part of the communal gardens. This leads to a well fitted kitchen which has an excellent amount of storage and an integrated electric oven, washing machine, fridge and freezer. There is a double bedroom which has a double wardrobe with mirror fronted doors. There is also a shower room which has contemporary fittings. Benefits include PVCu double glazing throughout and there is an energy efficient and economical electric heating system.

There is a guest suite which can be hired for a nominal rate by family members. Other amenities include a house manager, a secure video door entry system, a 24 hour careline support system, use of a car park on a first come, first served basis, lifts, attractive communal gardens and a large owners lounge which hosts a range of activities.

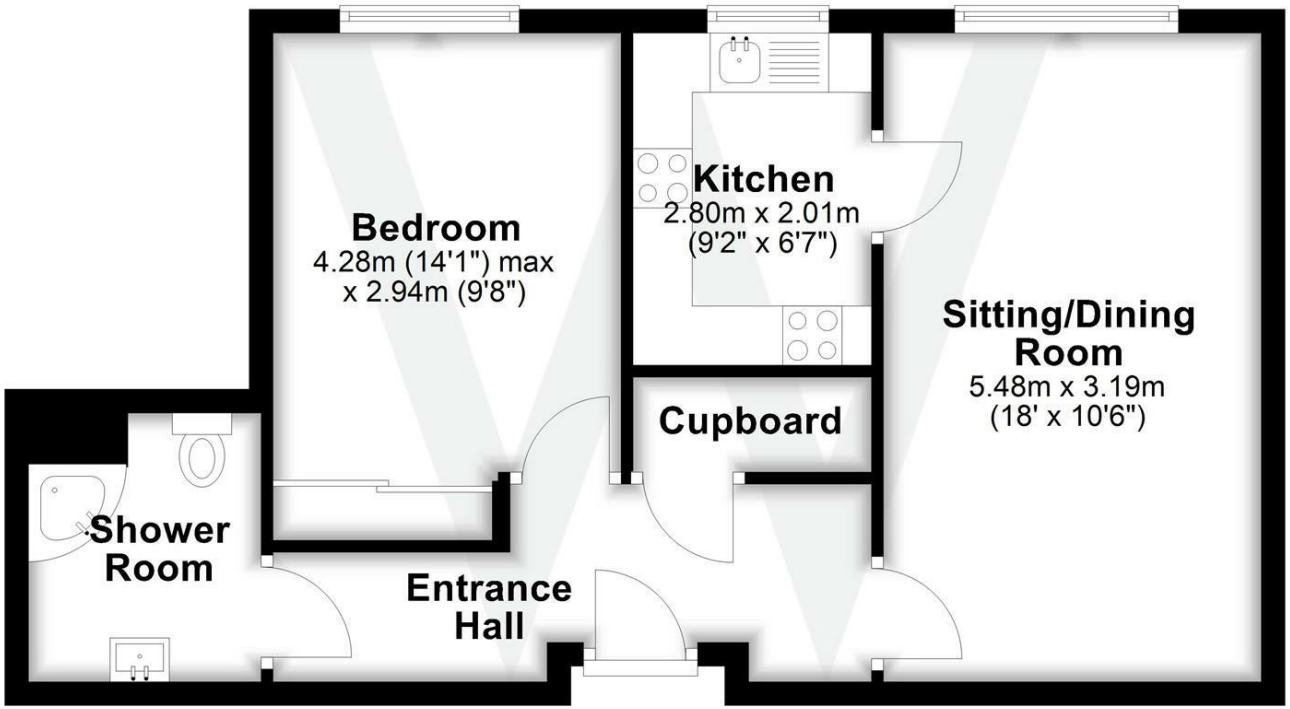
Sarum Lodge lies conveniently close to the Market Square and all the shops and amenities that Salisbury has to offer. There is also a mainline railway station serving London (Waterloo). The property is also offered to the market with no onward chain.

- Second floor apartment for Over 60's
- One double bedroom
- Sitting/dining room
- Fitted kitchen with integrated appliances
- Shower room
- Communal amenities
- Excellent order throughout
- No chain

535.70 sq ft

Floor Plan

Approx. 49.8 sq. metres (535.7 sq. feet)



Total area: approx. 49.8 sq. metres (535.7 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: B - £2056.73 (2025/2026)

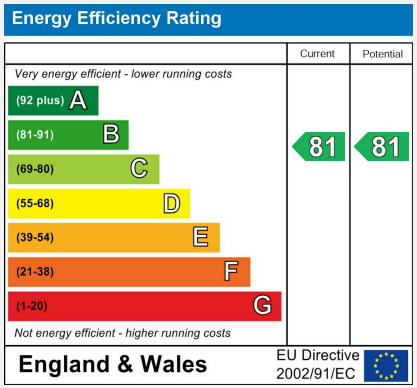
Services: Mains water, electricity and drainage.

Heating: Electric heating

Tenure: Leasehold for a term of 999 years from December 2017. The annual service charge is £3057.34 paid half yearly (includes water rates, careline and upkeep of communal facilities). The annual ground rent is £575.00.

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: ///elite.ducks.dined



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