



10 ST ANN PLACE, SALISBURY,
WILTSHIRE, SP1 2SU

PRICE: £135,000

McKILLOP & GREGORY
ESTATE AGENTS

AN ATTRACTIVE FIRST FLOOR
RETIREMENT FLAT, PART OF THIS
POPULAR DEVELOPMENT LOCATED
WITHIN EASY REACH OF THE CATHEDRAL
CLOSE

DIRECTIONS:

From Salisbury centre proceed south along Brown Street and just by the right hand bend turn left into St Ann Place. You will then see the former museum building on the right hand side. There is restricted on road parking as well as private parking for the development if you turn right into St Ann Place itself.

DESCRIPTION:

This is a good opportunity to purchase an attractive first floor flat located in the original museum, part of the popular St Ann Place retirement complex. The flat has the benefit of gas fired central heating and has a nice outlook over St Ann Street. It has the benefit of the excellent facilities of St Ann Place including a full time manger, laundry facility, a lovely community room in the Rotunda and access to the attractive gardens by the modern part of the development. There is limited parking available for the residents of St Ann Place and there is also permit parking on St Ann Street. The flat has a secure entry door system as well as alarm system with pull chords in each room.



LOCATION: St Ann Place is located within easy reach of the Cathedral Close as well as the centre of the city with all its excellent facilities including shops and supermarkets, leisure facilities including cinema, playhouse and leisure centre, main line railway station and lovely walks along the river in Elizabeth Gardens.

The accommodation comprises:

ENTRANCE HALL: With stairs leading up to first floor.

PRIVATE HALL: With radiator and security phone.

LIVING ROOM: 4.83m x 4.55m (15' 10" x 14' 11") (Maximum measurements) With ornamental fireplace, radiator, television aerial point, fitted shelving and wall light.

KITCHEN: 2.84m x 2.54m (9' 3" x 8' 3") With single drainer sink unit, drawers and cupboards below, fitted base units with worktops over, Technic oven with electric hob and extractor, fitted wall cupboards, space for fridge/freezer, radiator, airing cupboard with lagged hot water tank and immersion heater.

BEDROOM 1: 4.52m x 2.21m (14' 9" x 7' 3") With two wardrobes and radiator.

BEDROOM 2: 3.61m x 2.06m (11' 10" x 6' 9") With Worcester boiler and radiator.

BATHROOM: With panelled bath with Mira shower and screen, wash hand basin, WC, fitted cupboards, mirror cabinet and heated towel rail.

OUTSIDE: The flat has access onto the lovely gardens located beyond the Rotunda and there is also limited residents' parking available.

SERVICES: All mains services are connected to the property.

COUNCIL TAX BAND: B (£1,639.36 for 2021/2022)



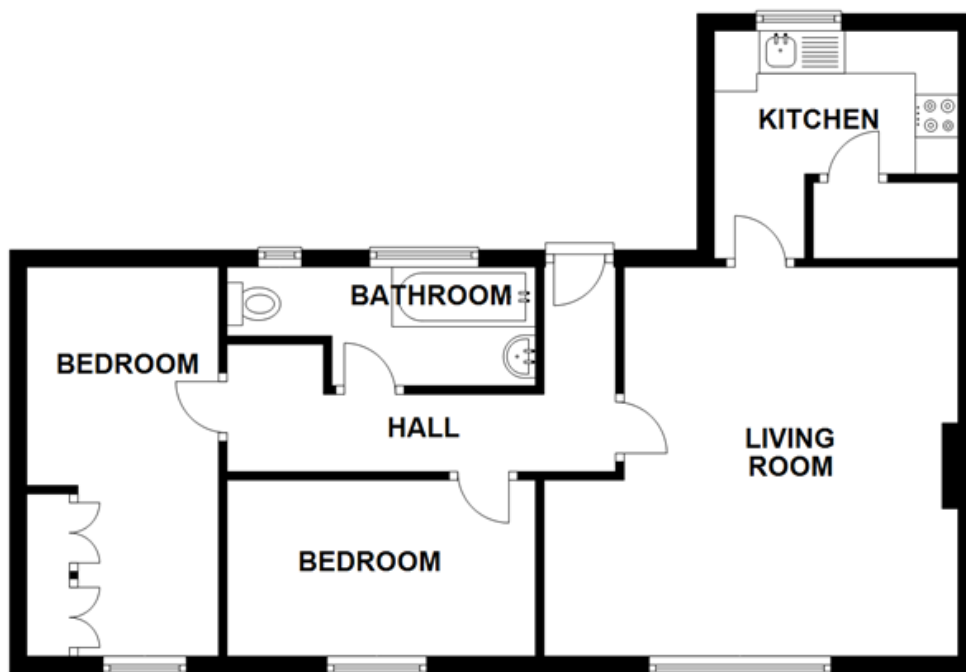
TENURE: Leasehold (approximately 87 years remaining)

SERVICE CHARGE: £3,984.24 per annum.

GROUND RENT: £100 per annum.



FLAT ON FIRST FLOOR
APPROX. 57.6 SQ. METRES (620.4 SQ. FEET)



TOTAL AREA: APPROX. 57.6 SQ. METRES (620.4 SQ. FEET)

10, St. Ann Place
SALISBURY
SP1 2SU

Energy rating
C

Valid until 30 May 2028

Certificate number
0447-2849-6255-9278-9711

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing By confirmed appointment only with the vendor's agent. Telephone 01722 414747.

7449/DM/19.08.2021

Agent's note Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances. We strongly recommend purchasers obtain legal advice and a survey.

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