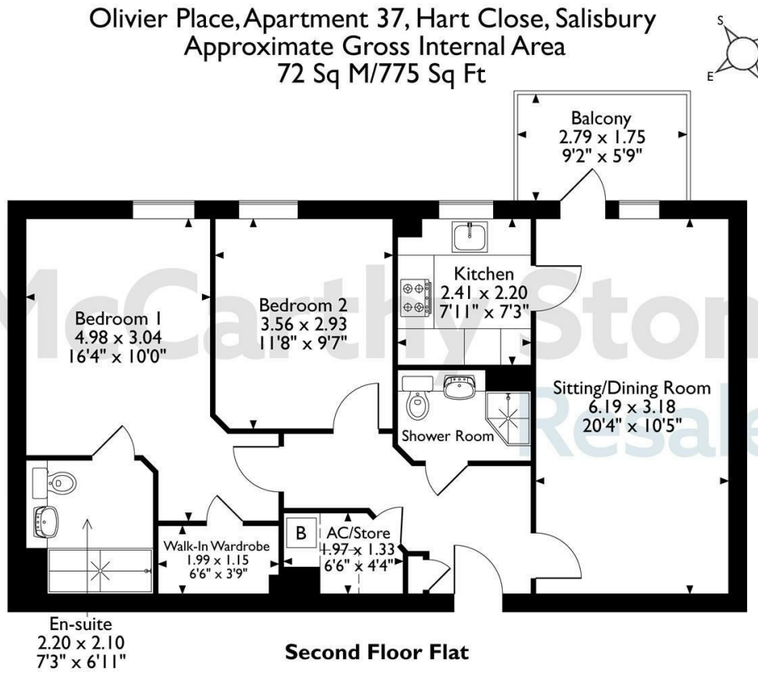
McCarthy Stone
Resales

Olivier Place, Apartment 37, Hart Close, Salisbury
Approximate Gross Internal Area
72 Sq M/775 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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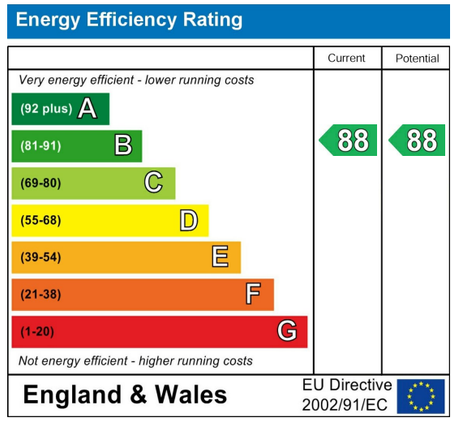
Council Tax Band: D



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised

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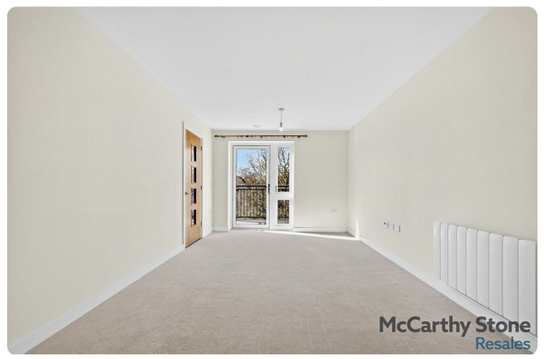
The Property Ombudsman

McCarthy Stone
Resales

37 Olivier Place

Hart Close, Salisbury, SP2 0FW



Asking price £280,000 Leasehold

STUNNING two bedroom retirement apartment set in the VERY POPULAR Olivier Place benefitting from a master suite with a WALK-IN WARDROBE AND EN-SUITE SHOWER ROOM and a LARGE WALK OUT BALCONY with a lovely outlook. Part of a McCarthy Stone Retirement Living development which provides the opportunity to join a friendly social community

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Olivier Place, Hart Close, Wilton, Salisbury

2 bed | £280,000

INTRODUCTION:

Constructed in 2017 by award-winning retirement developer McCarthy and Stone, Olivier Place occupies a quiet location yet is very conveniently positioned with a just few minutes walk of a pleasant local park with tennis and Bowls. a little further afield yet still within around 10 minutes level walk is the centre of the historic town of Wilton, (the ancient capital of Wessex), the property is within walking distance of the market square (and weekly market) and a range of amenities including supermarket, coffee shops, Doctors surgeries, pubs and restaurants. The cathedral city of Salisbury is approximately 3 miles away where there is a more extensive range of shopping, social and educational amenities, hospital, a twice weekly market and a mainline railway station serving London Waterloo and the West Country. There is also a bus stop just outside Olivier Place with frequent buses to Salisbury.

This is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager whose overseas the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens, a scooter store and parking available by annual permit for which there is a charge of around £250 and for which there may be a waiting list. There is also a super guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Olivier Place; there are always a variety of regular activities to choose from including; coffee mornings, film nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or involved as they wish.

Occupying an excellent position within Olivier Place on the second floor with a pleasant balcony overlooking the gardens.

Situated on the second floor conveniently placed to the lift service to all floors and in particular the superb communal facilities of the development this is a comfortable a spacious apartment. Having a good-sized living room opening onto the balcony, a quality modern kitchen with integrated appliances utility cupboard with auto washer/dryer, and two double bedrooms, the master bedroom with en-suite wetroom and there is also a second shower room.

ENTRANCE HALL:

A good-sized hall with room for hall furniture having a solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and automatic washer/dryer. Feature glazed panelled door to Living Room.

LIVING ROOM:

A very comfortable and spacious living room with a French door and glazed side-panel opening onto the walk-out balcony. A feature glazed panelled door leads to the kitchen.

BALCONY:

A walk-out balcony with wrought-iron balustrade provides a pleasant outlook over the landscaped gardens.

KITCHEN:

Double-glazed window. Quality range of soft cream gloss-fronted fitted units with under unit lighting and having contrasting worktops and matching upstands incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light and tiled floor.

MASTER BEDROOM:

An excellent double bedroom with a double-glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving. Door to the En-Suite Wetroom.

EN-SUITE WETROOM:

Modern white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface and mirror with integral light over, easy-access walk-in shower. Heated ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and floor.

BEDROOM TWO:

Double bedroom with double-glazed window.

SHOWER ROOM:

Modern white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light, corner shower cubicle with a glazed enclosure. Heated ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and floor.

LEASEHOLD

Lease 999 Years from 2016
Ground rent £495
Ground rent review: 2031

SERVICE CHARGE

What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

Service Charge is £4,373.27 until 30/06/2026, the service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

CAR PARKING

Olivier Place operate a parking permit scheme on a first come first served basis. Permits can be purchased for £250 annually. Please speak to your property consultant for further information.

ADDITIONAL INFORMATION AND SERVICES

• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage