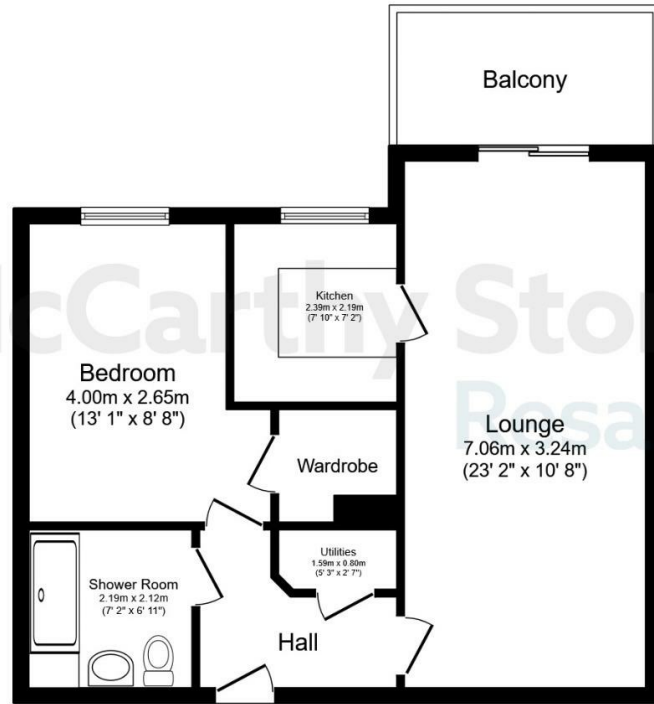


32 Olivier Place

Hart Close, Salisbury, SP2 0FW



Total floor area 54.2 sq.m. (584 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band:



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

Asking price £182,500 Leasehold

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Call us on 0345 556 4104 to find out more.



Hart Close, Wilton, Salisbury

1 bed | £182,500

Introduction

Constructed as recently as 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 3.1 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.

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 who oversees 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.

Entrance Hall

A good-sized hall with room for hall furniture having a solid Oak-veneered entrance door with spy-hole. Emergency pull cord, double doors open into a utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and a Bosch automatic washer/dryer. A further shallow cupboard with meters, dimplex panel heater. A feature glazed panelled door leads to the Living Room.

Living Area / Balcony

A very pleasant living room with a very welcoming ambiance. A double-glazed French door and side-panel opens onto the balcony with room for outdoor seating. A feature glazed paneled door leads to the kitchen

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. Bosch 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.

Bedroom

An excellent double bedroom with a double-glazed window and an open outlook. Walk-in wardrobe with auto-light, hanging rails and shelving.

Wetroom

A modern wetroom facility with a white suite

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

Leasehold

Lease: 999 years from Jan-2016

Ground Rent: £425

Ground rent review: Jan-31

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

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.

Service Charge: £2,915.51 per annum (up to financial year end 30/06/2026).

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).

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

