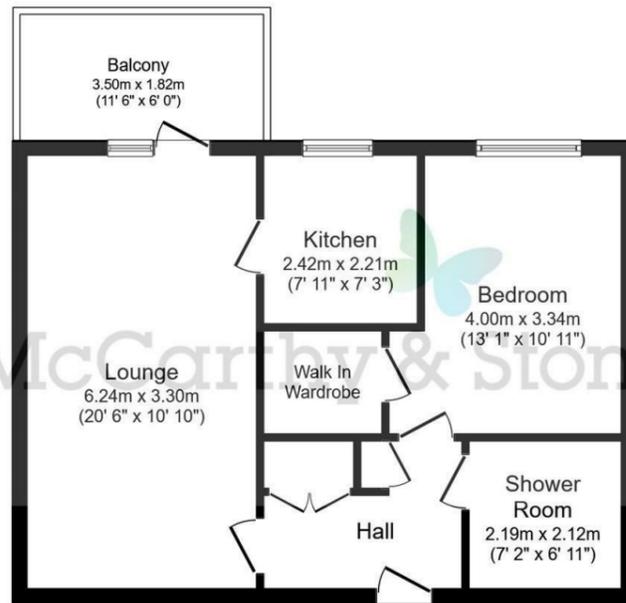


McCARTHY STONE RESALES

20 OLIVIER PLACE HART CLOSE, SALISBURY, SP2 0FW



Floor Plan

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

COUNCIL TAX BAND: C



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		
	89	89



A VERY WELL PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY

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PRICE REDUCTION

ASKING PRICE £259,950 LEASEHOLD

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OLIVIER PLACE, HART CLOSE, WILTON,

1 BEDROOMS £259,950

INTRODUCTION:

Occupying a great position within Olivier Place with the very obvious advantage of an excellent covered balcony enjoying a pleasant outlook over the adjacent green space and quiet road opposite this really is a super one bed apartment. Located on the first floor and conveniently placed to the lift service to all floors and in particular the superb communal facilities of the development this is a lovely apartment with a particularly homely feel. There is a good-sized living room opening onto the balcony providing a 'window to the world' outside, a quality modern kitchen with Bosch integrated appliances, sensible utility cupboard with auto washer/dryer and a modern wetroom with a practical level access shower..

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. 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, 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 ROOM

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

BALCONY:

A beneficial outdoor space and covered providing some protection from the elements. Offers an outlook over a pleasant green with a view to the comings and goings in the quiet street beyond. Outside Light

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 2016

SERVICE CHARGE

Service charge: £2,218.04 p.a (for financial year end 30/06/2022).

