



19 Olivier Place Hart Close, Salisbury, SP2 0FW
Asking price £299,950 Leasehold

For further details
please call 0345 556 4104

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A two bedroom first floor Retirement apartment with Balcony conveniently located in this Retirement Living development.

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 3.1 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 whose 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.

Occupying an excellent position within Olivier Place on the first floor with a pleasant balcony overlooking the adjoining green space and quiet road providing much passing interest. Situated on the first 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 covered balcony with wrought-iron balustrade provides a pleasant outlook over the adjoining open green space and the quiet street below with an insight into the day-to-day activity and passing interest.

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:

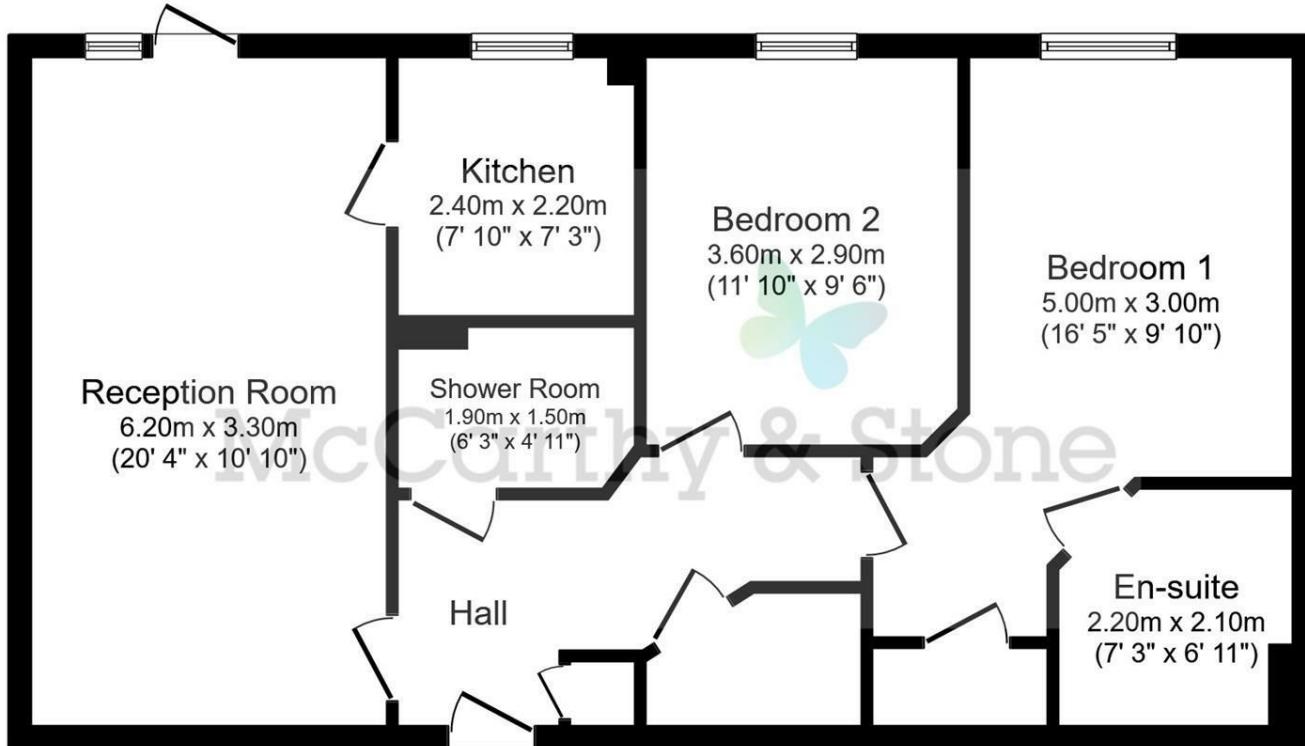
Modern white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light, corner shower cubicle with a glazed enclosure. Heated ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled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

LEASEHOLD

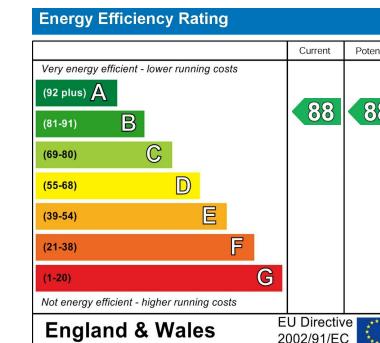
Lease 999 Years from 2016
Ground rent £495







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There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

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Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ

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