



17 Olivier Place, Hart Close, Salisbury



An immaculately presented and generously proportioned one bedroom first floor retirement apartment, with a covered balcony and lift access. Located in the attractive market town of Wilton.

17 Olivier Place Hart
Close, Salisbury, SP2
0FW

Guide Price
£210,000



An exceptional one bedroom purpose built apartment, set on the first floor of a highly-sought after retirement development, with the added benefit of lift access. The property is well-proportioned and beautifully presented, with a smart modern kitchen with integral appliances, generous 21 ft sitting room, contemporary walk-in shower room, bedroom with a good-sized walk-in wardrobe and a utility cupboard. Of particular note is a covered balcony off the sitting room, with a pleasant outlook over a well-manicured green.

Features

- Lift accessible flat
- Bathroom with walk-in shower
- Covered balcony
- Communal lounge for all residents
- Sitting room
- Bedroom with walk in wardrobe
- On-site guest accommodation (charges apply)
- Modern kitchen
- Utility cupboard
- Manicured communal gardens

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

EPC Rating

B (89)

Outgoings

Council Tax: Wiltshire Band C

Size

582.00 sq ft

Completed in 2017 by award winning retirement developer McCarthy and Stone, located just a short distance from an attractive local park. The development provides a peace-of-mind independent living opportunity, with an on-site house manager during the daytime and 24 hour emergency call facility available in all apartments. There's a number of communal facilities including attractive gardens and a homeowners lounge, with regular optional activities available on a weekly basis from coffee mornings to film nights. Parking and scooter storage may be available, subject to application. The development also has on-site guest accommodation available for visiting family and friends (additional charges apply).

The property lies on the edge of the town of Wilton which supports a good range of local amenities including three public houses, a hotel with restaurant, an impressive Italianate church, bakers, two doctors surgeries, osteopath, butchers, dentist and two convenience stores, one with a post office. The town also has a weekly market along with a very good bus service (including a park and ride) linking it to the cathedral city of Salisbury. Salisbury has an excellent range of shopping, educational, leisure and cultural facilities as well as a mainline railway station with trains to London Waterloo, journey time approximately 90 minutes.

NB

We understand that there is a restriction on the lease stating that at least one owner of the property must be a minimum of 60 years old.

Council Tax Band: C

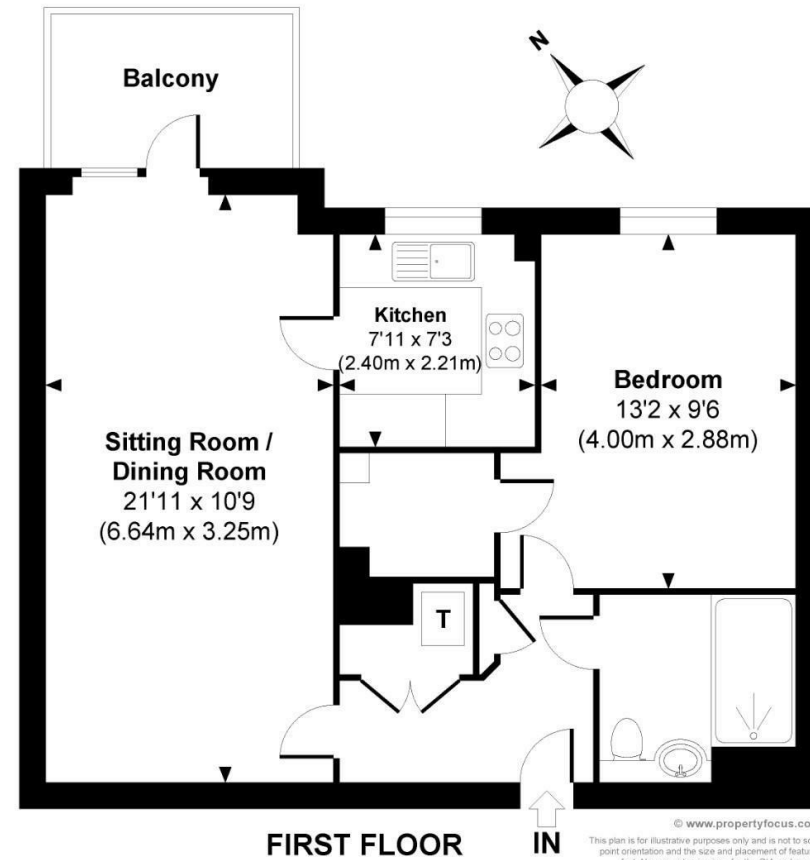
Tenure: Leasehold

Leased Until: 31/05/3015

Service Charge and Period: £2,218.04 2022/2023

Ground Rent and Period: £425.00 2021/2022





Olivier Place
Approximate Gross Internal Area
Total = 582 Sq Ft / 54.08 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied upon as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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