



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.

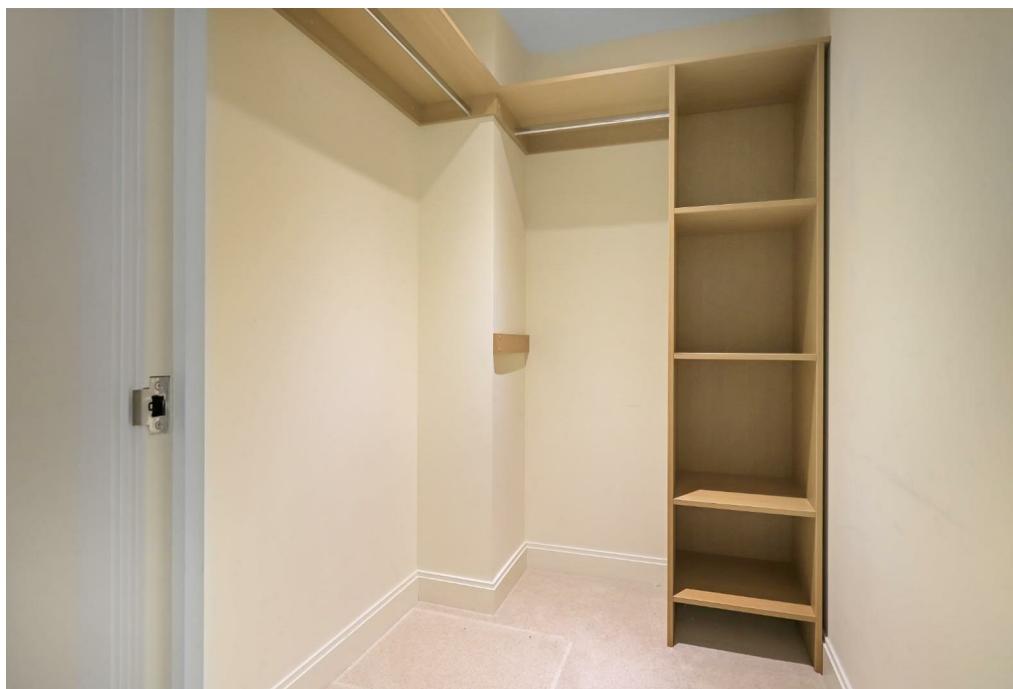
Council Tax Band: C

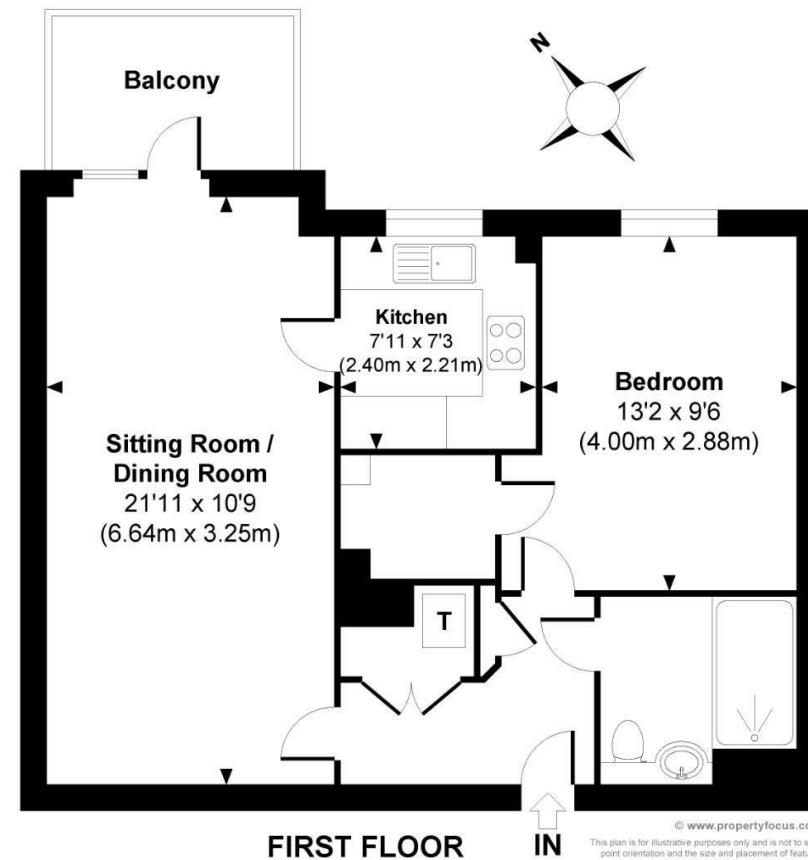
Tenure: Leasehold

Leased Until: 31/05/2015

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

Ground Rent and Period: £425.00 2021/2022





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