



Connells

Monument Place
SALISBURY

Monument Place SALISBURY SP1 3GE

for sale
£400,000



Property Description

A well-presented two bedroom first (top) floor appartement in Monument Place with a balcony offering views over the communal garden and Salisbury city. This stunning over 70s retirement development offers a strong community feel and plenty of local amenities with it being in the heart of Salisbury.

A must see property with it's bright and airy living space, offering the unique benefits of a walk in wardrobe in bedroom one, allocated parking space near the buildings main entrance and a high degree of privacy with the property neighbouring the hallway and stairwell with the other walls to the exterior.

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury also direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.

Entrance Hall

With two storage cupboards, doors to bedrooms, lounge, shower room and cloakroom.

Lounge

10' 6" x 17' 2" (3.20m x 5.23m)

Door to kitchen and balcony, dual aspect to side and rear.

Kitchen

6' 11" x 8' 11" (2.11m x 2.72m)

Comprising wall and base units with work surfaces over, drainer sink unit with mixer tap, raised oven, inset hob with stainless steel hood over, built in and concealed fridge and freezer, built in and concealed slim line dishwasher, side aspect.

Balcony

6' x 9' 2" (1.83m x 2.79m)

This private space offers a peaceful space to relax or enjoy some Alfresco dining.

Cloakroom

Comprising wash hand basin and WC.

Bedroom One

10' x 12' 10" (3.05m x 3.91m)

With walk in wardrobe, rear aspect over garden.

Bedroom Two

10' 4" x 12' 5" (3.15m x 3.78m)

Rear aspect over garden.

Shower Room

7' 1" x 7' 4" (2.16m x 2.24m)

Set as a wet room, with shower head with shower curtain, vanity wash hand basin unit with mixer tap, concealed cistern WC.

Outside

Communal Gardens

With a mix of patio areas, laid to lawn and mature trees and shrubs this garden offers a wonderful setting for relaxing or meeting with other residents as it has a strong community feel.

Allocated Parking

One allocated parking space near main entrance.

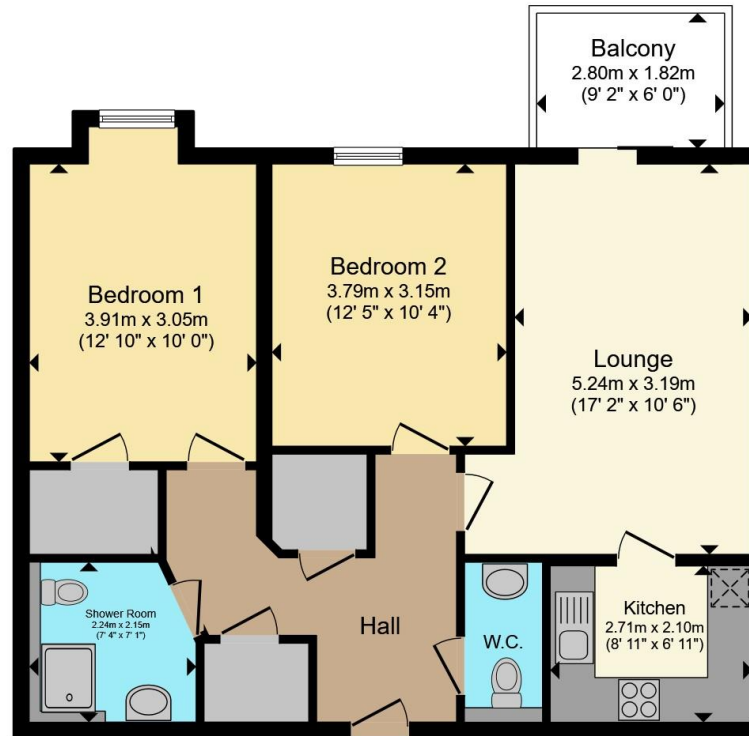
Agents Note

Exclusively available for the over 70s.









Total floor area 73.2 m² (787 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.propertybox.io

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To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: B

Council Tax
 Band: E

Service Charge:
 1000.00

Ground Rent:
 550.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308534

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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