



2 bed flat to buy in SP1

St. Ann Place, Salisbury, Wiltshire, SP1 2SU

£80,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Age requirement: Over 55's
- ✓ Two Bedroom Apartment
- ✓ Secure Entry System
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTP (fibre to the premises)**
- ✓ Mobile signal: **Good**

Description

A light and airy first floor apartment within this peaceful development for over 55's, 36 St Ann Place is a spacious two bedroom property overlooking sunny communal gardens. The property is very well presented with a modern fitted kitchen, contemporary bathroom suite with 'walk-in' shower, double glazing and radiator heating and hot water supplied by an electric boiler installed less than two years ago. 36 St Ann Place has also recently been redecorated with carpets. St Ann Place is a modern purpose built development quietly tucked away within the city centre, a short walk from the Cathedral Close and a host of amenities. Residents enjoy a good array of facilities including resident manager, lift, residents parking, a beautiful 'rotunda' lounge, laundry and attractive gardens. This is a fantastic opportunity for those looking for secure and peaceful independent living within the heat of the city, an internal viewing is essential.

Being Sold Via Secure Sale Online Bidding. Terms & - This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Directions - Follow Brown Street into St Ann Street. Turn right into St Ann Place where the development can be found on your right.

Communal Door With Entryphone -

Communal Entrance Hall - Stairs to upper lift door to rear garden access to residents lounge and laundry.

Entrance Hall - Radiator. Full height airing cupboard housing pressurised hot water tank.

Lounge - 6m x 3.55m (19'8" x 11'7") - Double glazed bay window overlooking the communal gardens. Double radiator, television aerial point, entryphone. Obscure glazed panels to:

Kitchen - 3.6m x 1.75m (11'9" x 5'8") - Matching range of wall and base units with worksurface over. Inset stainless steel sink with mixer tap. Space for cooker, tiled splashbacks and door to hall.

Bedroom One - 5.45m x 2.45m (17'10" x 8'0") - Double glazed bay window overlooking the rear gardens, double radiator and coved ceiling.

Bedroom Two - 3.4m ext to 4.3m x 2m (11'1" ext to 14'1" x 6'6" - Double glazed aby window overlooking the rear gardens, radiator and coved ceiling.

Bathroom (Internal) - 2.5m x 1.7m (8'2" x 5'6") - modern suite comprising concealed cistern WC, vanity basin and walk-in shower enclosure with electric shower. Tiled walls, heated towel rail, extractor fan.

Outside - To the one side of the building is the residents/visitors parking. A gate leads past communal bins to the rear garden. The rear garden is a lovely space which has two areas of lawn with a lovely array of mature planting. A pathway leads past a screened drying area to a paved patio.

Agent's Note - The heating and hot water is run from an electric boiler that was bought and installed less than two years ago, however there is gas supply to the building and pipework already in place should this option be required.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 83

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £4,286.00

Price: Starting Bid £80,000

Property Type: Flat

Parking: Residents

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

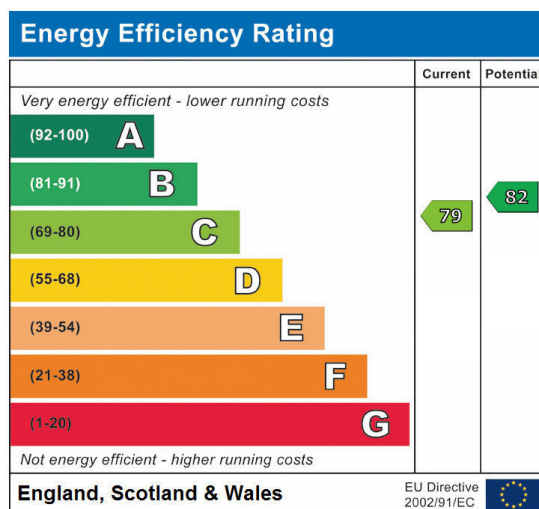
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



St. Ann Place, Salisbury, Wiltshire, SP1 2SU

Contact your local branch today for more information on this property:

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