



13 HOME SARUM HOUSE, WILTON ROAD, SALISBURY, SP2 7HS

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



13 HOME SARUM HOUSE, WILTON ROAD, SALISBURY, SP2 7HS
PRICE GUIDE: £65,000

Located on the edge of the city centre close to local amenities, Home Sarum House is a modern retirement, warden assisted development offering a secure living environment for the over 60s.

Flat 13 occupies a ground floor position, close to the main entrance foyer and the communal areas, including the lounge and laundry. The accommodation is arranged off a central hallway and comprises of a sitting room with direct access out to an area of walled garden, which forms part of the communal grounds. There is small kitchen off the sitting room with fitted units, free standing electric cooker and space for a full size fridge freezer. There is also a bedroom with fitted wardrobes and a good size bathroom fitted with a modern white suite.



The accommodation is fully double glazed and heated via storage heaters and electric panel heaters.

Residents facilities within Home Sarum House include a large communal social area/sitting room with a kitchenette and access to a large residents terrace. There is also a well equipped laundry with several washing and drying machines. In terms of security, there is an electronic main entrance door, security entry phone and intercom system to each flat, an on site warden, out of hours service and a 24 hours red button emergency call system.

The flat is offered for sale with immediate vacant possession.

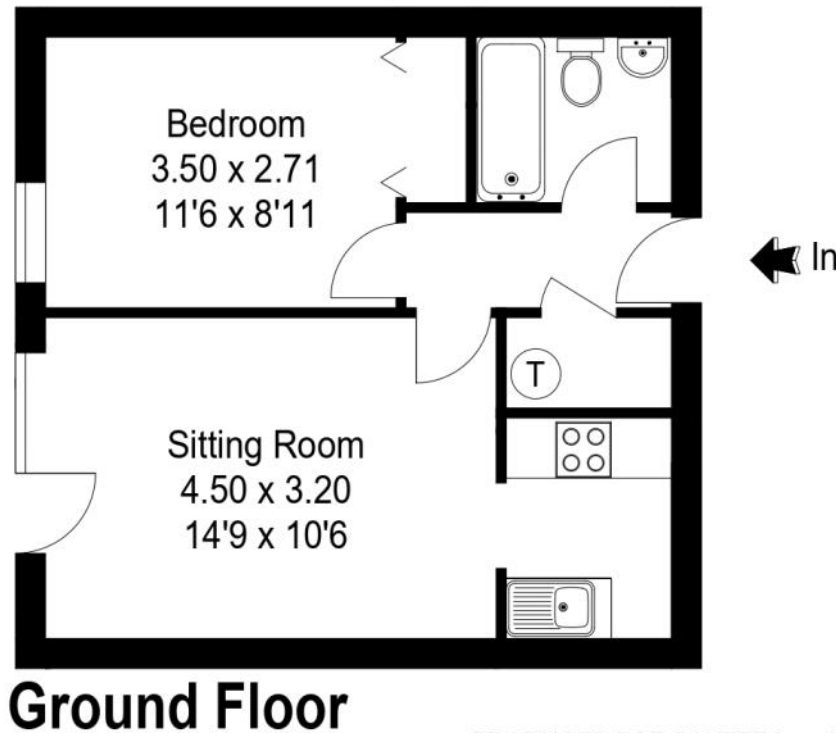
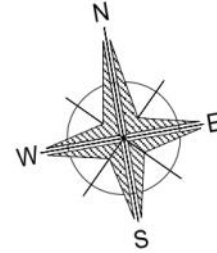
LOCATION: Wilton Road in itself is a hugely convenient location with easy access to the city centre, railway station, local amenities in the form of general stores and a local post office, and, literally on the door step, following a short stroll is Lower Bemerton and Broken Bridges. Wilton Road is located a short walk from the centre of the historic cathedral city of Salisbury and the mainline railway station; there is a general store nearby. The city has extensive shopping facilities, a twice weekly market and a good range of cultural, social and educational amenities including restaurants, theatre, arts centre, cinema and Wiltshire College & University Centre. There are a variety of state and private, primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Health & Wellbeing Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A30/A303/M3), Southampton (A36), and Bournemouth (A338); the mainline railway station (approx. 25 minute walk) serves London, Waterloo (journey time 90 minutes) and the West Country.

DIRECTIONS: From Salisbury city centre proceed along Castle Street to the roundabout taking the first exit onto Churchill Way West (A36). Proceed to the next roundabout (St Pauls) and take the second exit still following the A36 Wilton Road. After a short distance Home Sarum House can be found on the left hand side, immediately before the Quaker Meeting House.



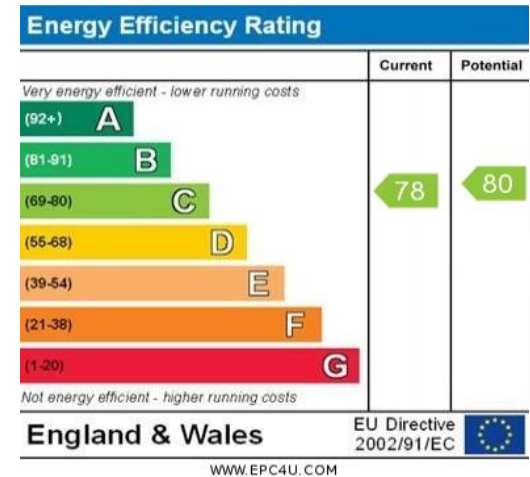
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Approximate Gross Internal Area :- 38 sq m / 404 sq ft



PRODUCED FOR BAXTERS 2022

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



TENURE AND SERVICES: Tenure: Leasehold; Residue of a 99 year lease dated 1 September 1983. Local Authority: Wiltshire Council. Council Tax Band B - £1,704.74 for year 2022/23. Mains Water, Electricity and Drainage. Electric heating. Fully double glazed. Maintenance and Service charge for 2022 is £2,346.30. The Ground Rent is £220.82 payable every 6 months.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10658.