



HART CLOSE, SALISBURY, WILTSHIRE, SP2
£195,000 LEASEHOLD

Winkworth



OLIVIER PLACE, HART CLOSE, SALISBURY, WILTSHIRE, SP2

A bright and modern, ground floor apartment with 1 bedroom, located in a sought-after area within the McCarthy and Stone complex in Wilton. Features include a patio, residents' parking, and 24/7 concierge service. Secure, bright, and modern, this property offers convenience and comfort. Over 60's only.

Winkworth are pleased to present this lovely, one-bed retirement apartment. Constructed as recently as 2017 by award-winning retirement developer McCarthy and Stone, Olivier Place occupies a quiet location yet is very conveniently positioned just few minutes' walk of a pleasant local park with Tennis and Bowls. a little further afield yet still within around 10 minutes level walk is the centre of the historic town of Wilton, (the ancient capital of Wessex), the property is within walking distance of the market square (and weekly market) and a range of amenities including supermarket, coffee shops, Doctors surgeries, pubs and restaurants. The cathedral city of Salisbury is approximately 3.1 miles away where there is a more extensive range of shopping, social and educational amenities, hospital, a twice weekly market and a mainline railway station serving London Waterloo and the West Country.

This is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of the excellent House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens, a scooter store and parking available by annual permit for which there is a charge of around £250 and for which there may be a waiting list. There is also a super Guest Suite widely used by visiting family and friends for which a small charge of £25 per night applies.



There are always a variety of regular activities to choose from including; coffee mornings, film nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or involved as they wish.

AT A GLANCE

Entrance Hall with security intercom

Sitting/Dining Room with double doors to patio

Fully fitted kitchen

Double Bedroom with large walk-in wardrobe

Modern bathroom with walk in bath and overhead shower

Landscaped communal gardens

Residents parking scheme (£250 per year)

Service Charge £2915.51 per annum

Leasehold: 999 years from January 2016

Ground Rent £425 per year (reviewed annually on January 31st)

Superfast Fibre Broadband available

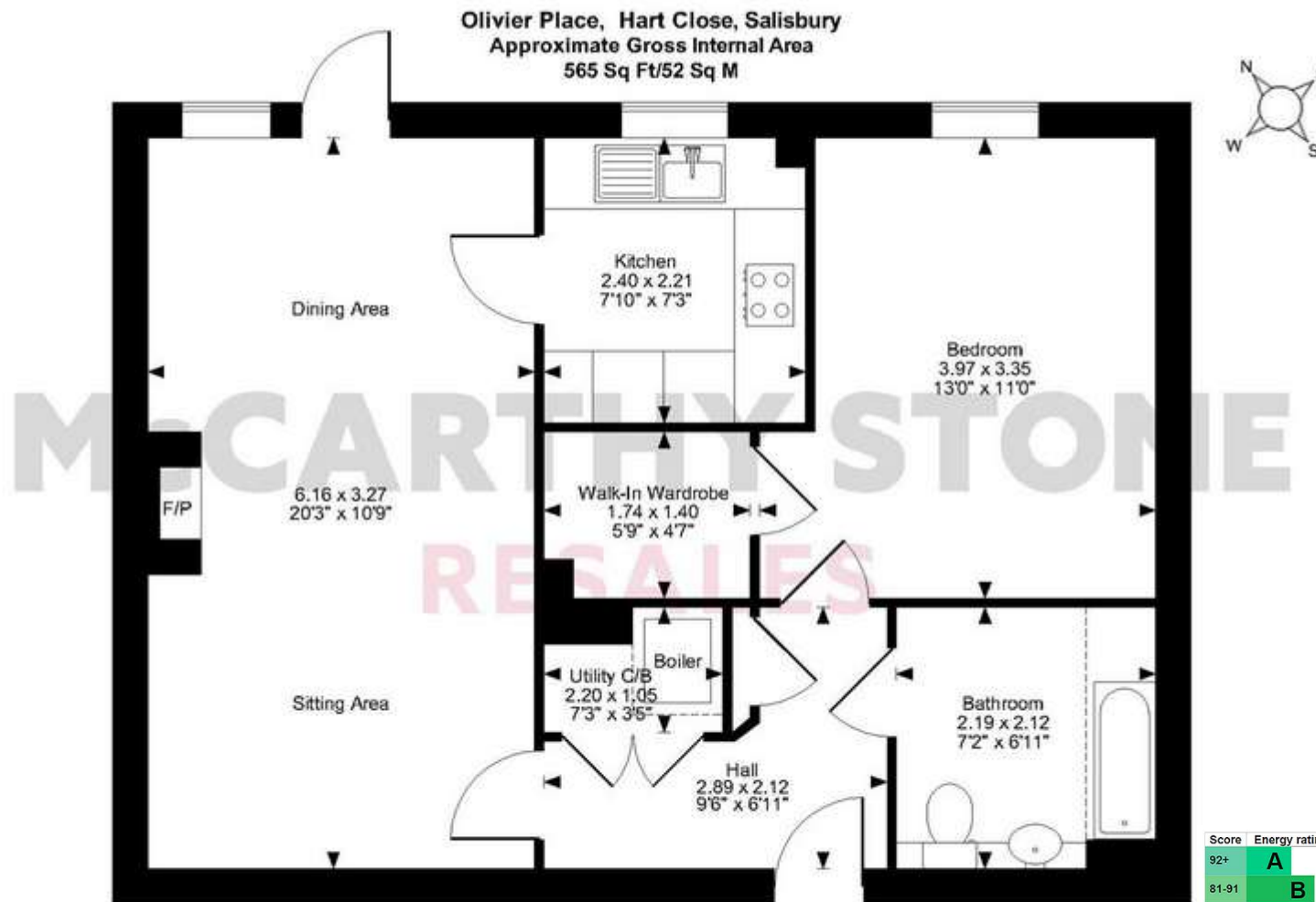
Mains water and electricity

Electric room heating

Mains drainage

EPC Band B





Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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