



SARUM LODGE

SARUM LODGE, ROLLESTONE STREET, SALISBURY, SP1 1AL
£189,950 LEASEHOLD

Winkworth



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This purpose-built and self-contained first floor flat with lift and stair access, is located within the city centre, built specifically for the over 60's market. Residents parking and communal gardens.

This purpose-built and self-contained first floor flat is delightfully presented and has recently been recarpeted throughout. The property, with lift and stair access, is located within a very modern development of one and two-bedroom apartments, within the city centre, built specifically for the over 60's market and which offer independent living in a secure, managed environment. This particular flat has an entrance hall with cylinder/storage cupboard, an attractive shower/W.C, generous double bedroom with built-in wardrobe, living room with ornamental fireplace and a well fitted kitchen with integral oven with grill, ceramic hob with extractor over and an integral washing machine. There is a large and well furnished, communal lounge and coffee bar where residents are encouraged to meet and socialise.

AT A GLANCE

one bedroom

one reception

one bathroom

residents parking

communal gardens



LOCATION

The development is situated between Rollestone Street and Endless Street in the heart of Salisbury city centre and approximately 100 yards from the Market Square and Guildhall.

Salisbury city centre has a thriving community spirit and of particular note the twice weekly Charter market (Tuesdays and Saturdays) sees the market square alive with traders selling fresh fruit, vegetables, butchers and various street food offerings.

There are numerous restaurants, cafes, shopping and recreational facilities to explore. The old George Mall and Cross Keys provide independent and national retailers.

Salisbury has two cinemas (Odeon and Everyman) as well as The Playhouse and Studio theatres which produce quality performances throughout the year. Salisbury is also well connected with a main line with station to London Waterloo, road communication links via the A303 to the West Country and easterly towards Basingstoke and the M3 to London.

The medieval cathedral city of Salisbury has a great history with many period properties, beautiful churches and Salisbury Cathedral within the peaceful Cathedral Close, are renowned throughout the world and popular with locals and tourists alike. To the north-east of the city the world heritage site of Stonehenge and its contemporary visitor centre bring this historically important attraction to life. The New Forest and South Coast are easily accessible to the south of the city.

Directions

What3Words – glory.pounds.shall

The development has two points of entry with the secure main access, which also includes gated parking, being from Rollestone Street. The second entrance (shoppers' entrance) at the rear is approached via Endless Street and thence to the Market Square.

Council Tax Band: D
Mains Electricity
Mains Water
Mains Drainage
EPC Band: D

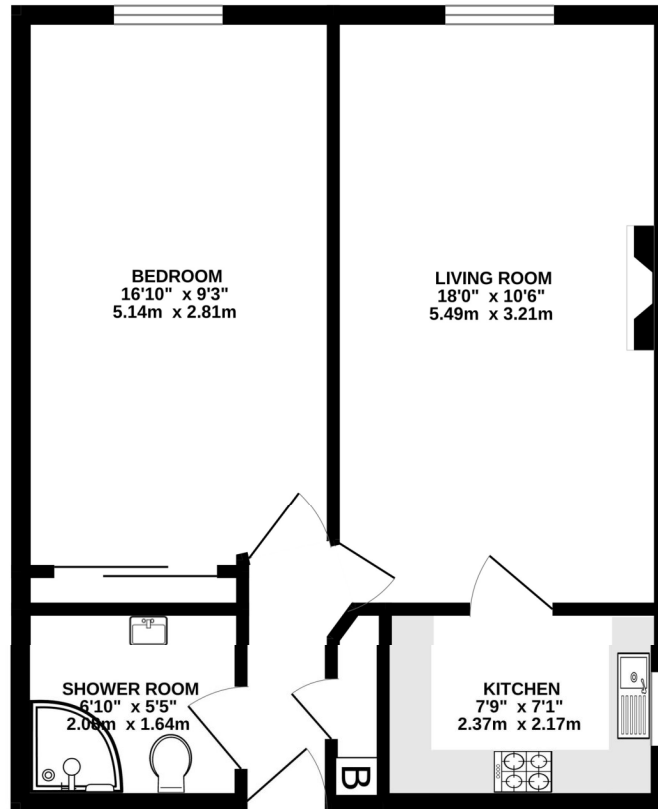
Ultrafast Broadband available.

Mobile coverage inside likely with EE, Three, O2 and Vodafone

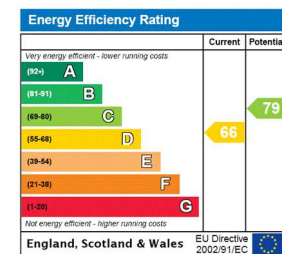
Mobile coverage outside likely with EE, Three, O2 and Vodafone



FIRST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 sq.m.) approx.
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