



37, Olivier Place Hart Close, Wilton, Salisbury, Wiltshire, SP2 0FW

Guide Price £315,000 Leasehold



## **A wonderful two bedroom, top floor retirement apartment with balcony and a southerly aspect.**

### **Description**

An exceptionally spacious top floor retirement apartment for the over 60s in a quiet location on the edge of the historic town of Wilton. The property is within walking distance of the market square, local park, tennis and bowls courts. There is an excellent doctors' surgery, coffee shops, supermarket and public houses within the town. The apartment itself has a southerly aspect with windows in all rooms and is offered in good order throughout. The windows are double glazed, the doors are oak-veneered and there is underfloor heating. There is a house manager to oversee the smooth running of the site and all apartments are equipped with a 24-hour emergency call facilitator. There are also communal facilities including a large homeowners' lounge, landscaped gardens, scooter store and parking (available by annual permit) and a guest suite for visiting family. Vacant possession is offered.

### **Property Specifics**

The accommodation is arranged as follows:

#### **Entrance Hall**

Security intercom system, meter cupboard, walk-in utility cupboard with boiler supplying hot water, heat exchange unit for the underfloor heating and space and plumbing for washer/dryer.

#### **Sitting Room**

French door leading to the balcony with wrought iron balustrade and outside light.

#### **Kitchen**

Range of work surfaces with base and wall mounted cupboards and drawers, under-unit lighting, stainless steel sink unit, four ring hob with splashback and extractor hood over, waist-level oven, fridge and freezer. Tiled floor and ceiling downlighters.

#### **Bedroom One**

An excellent double bedroom with walk-in wardrobe with light, hanging rails and shelving.

#### **En-suite Shower Room**

Walk-in shower with glass screen and thermostatic mixer shower, low level WC with concealed cistern and wash hand basin with cupboard below. Heated towel rail, tiled floor and part-tiled walls.

#### **Bedroom Two**

#### **Shower Room**

Corner shower cubicle with glass doors and thermostatic mixer shower, low level WC with concealed cistern, wash hand basin with cupboard below, tiled floor, part-tiled walls and extractor fan.

#### **Outside**

Beautifully landscaped communal gardens with sitting areas.

#### **Parking**

Car parking is available at a cost of £250.00 per annum per parking space.

#### **Facilities**

Homeowners' lounge, scooter store, guest suite at a cost of £25.00 per night.

#### **Tenure**

Residue of a 999 year lease from 1st June 2016.

Ground Rent £495.00 per annum.

Maintenance £4,053.00 per annum.

#### **Pets**

Approval would be needed from the House Manager.

#### **Services**

Mains gas, water, electricity and drainage are connected to the property.

#### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,218.31


#### **Directions**

Leave Salisbury via the A36 Wilton Road and on reaching Wilton roundabout take the third turning into The Avenue. Take the first turning on the right into Hart Close and Olivier Place will be seen on the left hand side.

#### **WHAT3WORDS**

What3Words reference is: ///swatting.swims.original



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**WHITES**  
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## Second Floor

Approx. 71.7 sq. metres (772.1 sq. feet)

