

Asking Price £285,000 Leasehold

2 Bedroom, Apartment - Retirement

12a, Sarum Lodge Three Swans Chequer, Salisbury, Wiltshire, SP1 1AL

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Sarum Lodge

Sarum Lodge is a delightful development of 47 one and two bedroom apartments located in the heart of the medieval cathedral city of Salisbury and is dominated by one of England's finest Gothic Cathedral's with the tallest spire in Britain. The Cathedral is home to the best preserved Magna Carta manuscript and holds over 1,000 services, exhibition and events every year.

Set within the city's historic streets, Sarum Lodge is perfectly placed for the wealth of independent shops, High Street stores, restaurants and cafés which the city has to offer. Old George Mall is located just off the High Street and is home to a number of high street names whilst the historic Cross Keys Arcade has an eclectic range of shops and restaurants to explore.

Salisbury Racecourse stages a number of meetings during the summer months at a picturesque downland course on the outskirts of the city and Stonehenge, a UNESCO World Heritage site and one of the best known prehistoric monuments in Europe, lies just north of Salisbury.

Salisbury railway station is conveniently located for Sarum Lodge and services run between London Waterloo station and Exeter St Davids. This is crossed at Salisbury by the Wessex Main Line from Bristol Temple Meads to Southampton Central. Salisbury is easily accessed via the M3, A303 and A36.

Sarum Lodge's manager is on hand throughout the day to support the Owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from Coffee Mornings to Games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Sarum Lodge has been designed with safety and security at the forefront, all apartments and communal areas have an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Sarum Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Sarum Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Situated in a fantastic position in the development is this delightful two bedroom apartment. The property provides spacious accommodation and is presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a Juliet balcony with views over the rear garden and patio. Windows provide lots of natural light.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A large South-facing window provides light and ventilation.

Bedroom One is a good-sized double with a built-in mirrored wardrobe. A window keeps this lovely bedroom bright and light. An ensuite offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double. This room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a bathtub with overhead shower and handrail, a WC, wash hand basin and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment must be viewed!







Features

- Two bedroom, two bathroom first floor apartment
- Fully fitted Kitchen
- Westerly facing Juliet balcony
- Great location close to the town centre & excellent transport links
- Owners' private car park
- Landscaped gardens
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country







Key Information

Service charge (Year ending 31st May 2027): £4,723.50 per annum

Ground rent: £878.51 per annum. To be reviewed December 2031.

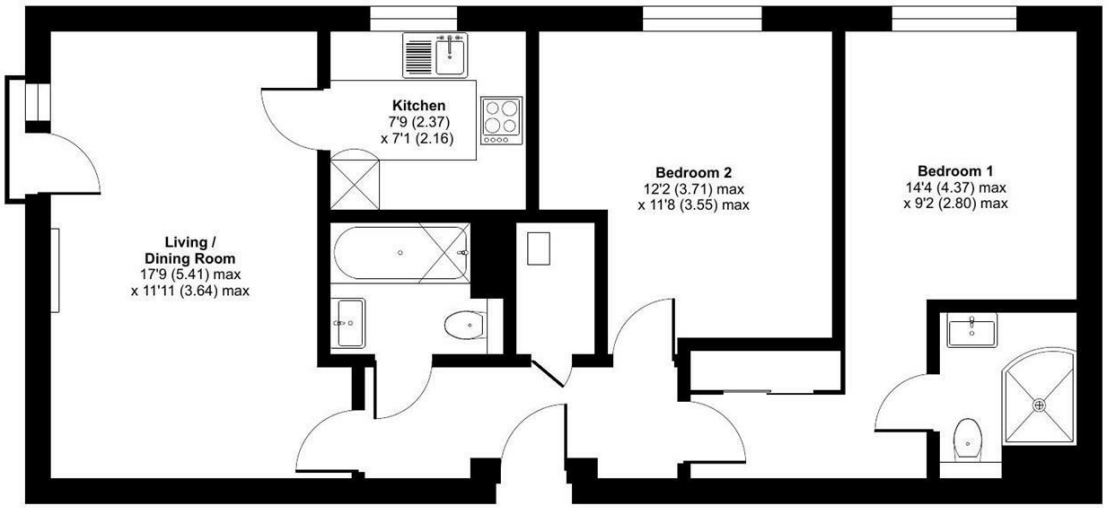
Council Tax: Band D

999 year Lease commencing 2017

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 717 sq ft / 66.6 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1530703

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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