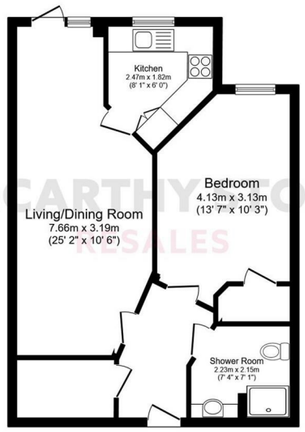
Excellent

Trustpilot

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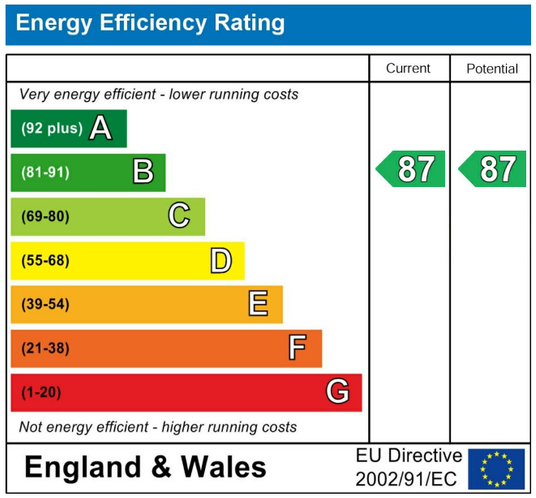


Total floor area 55.9 sq.m. (602 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







3 Monument Place

Endless Street, Salisbury, SP1 3GE

1 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 3 Monument Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £299,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Retirement Living Plus
- New carpets throughout
- Ground Floor Location
- Lovley Private Patio Area
- Bistro style restaurant serving delicious food daily
- Landscaped Gardens
- Estate manager and on-site Team
- Communal Lounge where social events take place
- Guest Suites for visiting family and friends
- Flexible Care Packages Available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Monument Place, Salisbury

1 | 1 | Asking price £299,950

Monument Place
Exclusively designed for the over 70s, this stunning development of one and two bedroom retirement apartments is located on Endless Street, in the heart of Salisbury just a few hundred feet from the town's high street. Here you will enjoy the benefits of living in your own home, free from the worries of external maintenance or gardening and with likeminded retirees as your neighbours. Our beautiful apartments have built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you. The Your Life Team including a dedicated Estates Manager and staff are on site 24/7 to provide help and support if required, supported by a 24 hour emergency call system, should you need emergency assistance day or night. One of the key benefits of Retirement Living PLUS is the flexible care and support packages that are built around your needs. We can help with everything from domestic chores to tailored personal care.

Monument Place superb facilities include a Communal lounge to entertain visitors, Landscaped gardens for you to enjoy, Guest Suite for friends and family to stay, there is a lift to all floors a scooter storage room and a Carpark. The onsite Bistro style restaurant serves fresh food daily and is the perfect place to meet up with other residents and ideal for those days that you don't want to cook for yourself. There is also a wellbeing suite with a variety of professionals including hairdressers and therapists. Equipped with salon accessories and a therapy table, you'll be able to relax and recharge - attending your regular appointments come rain or shine.

Apartment 3 features a spacious double bedroom with a large separate, fully fitted shower room, door to patio area and and spacious lounge, fully fitted kitchen with integrated appliances, There are Panel Heaters throughout, Oak veneered doors a Camera door entry system and 24 hour emergency call system.

Property Overview
Well positioned one bedroom apartment conveniently located on the ground floor and benefitting from a private patio area accessible from french doors off the main living area which is double glazed and insulated making it incredibly energy efficient and allowing you to keep warm whilst helping to keep your heating bills low. Peace of mind comes from a door entry system linked to your TV, so you can see who's there before letting anyone in. There's also an intruder alarm and a 24 hour emergency call system, giving access to assistance whenever you need it.

Throughout the apartment the decor is light and neutral and recently has had new carpets throughout – a blank canvas, so that whatever your taste in furniture and furnishings, everything is sure to co-ordinate beautifully. You'll have plenty of scope to make your apartment your own by incorporating personal touches.

Boasting a large living area / dining area with plenty of room for furniture, from which you will find In the kitchen, we've incorporated a range of high quality appliances. Everything is designed to make cooking and cleaning as effortless as possible.

There is a large double bedroom with the added benefit of a walk in wardrobe providing excelet storage. The fully fitted shower room benefits from vinyl non-slip flooring, Level access walk-in shower, White sanitary ware with high quality fittings, Illuminated mirror with integrated shaver socket and a heated towel rail.

In the hallway there is the added benefit of an additional large storage cupboard.

Social Lifestyle
The stunning social lounge opens out to beautiful landscaped gardens, which we make sure look their best all year round. It's the perfect outdoor space to sit back, relax and enjoy your retirement with friends, old and new.
If you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed you can book them into the development's guest suite, which has en suite facilities. They will find it's like staying in a hotel, while all you need to do is make the most of their company.

The Bistro
Our bistro style restaurant is a lovely place to meet up with other residents and perfect for those days that you don't want to cook for yourself. Serving a variety of light bites and snacks for you and your family and friends, using fresh ingredients and catering for special dietary requirements.

Ladscaped Gardens
One of the main social hubs of Monument Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Care and Support
The personal care services available at Monument Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Parking
This apartment does not come with an allocated parking space.

Service Charge
• 24-hour emergency call system and 24/7 onsite staff
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• Window Cleaning (outside only)
• Upkeep of gardens and grounds
• Intruder-alarm system
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance
• One hours domestic help included within your service charge per a week, which can be used for help with shopping, cleaning and domestic help.

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Service charge: £9,204.26per annum (for financial year end 28/02/2025)

Leasehold Information
Ground Rent: £510 per annum
Ground rent review date: January 2035
Lease 999 Years from the 1st January 2020

Moving Made Easy
** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

