



Flat 14, Three Swans Chequer, Salisbury, Wiltshire, SP1 1AL

Jordan & Mason

Flat 14, Three Swans Chequer, Salisbury, Wiltshire, SP1 1AL

£199,950 Leasehold

Brief Property Description

The property comprises a beautifully presented, light and airy one double bedroom first floor apartment which enjoys a pleasant outlook and has spacious accommodation. There is a generous entrance hallway, sitting room/dining room with dual aspect and feature fireplace, a well fitted kitchen with higher level oven and grill, generous double bedroom with built-in mirror fronted wardrobe, luxury shower room, large airing cupboard.

The apartment enjoys the benefits of modern living with gas central heating and PVCu double glazing. Finished with neutral colour schemes there is a good sense of light and atmosphere to the property. This luxury development was created by award-winning retirement developer Churchill for the over 60s and while offering the very latest modern conveniences, the attractive elevation is of a more traditional style which blend with the historical city centre position. The development is designed to provide peace of mind and security while giving direct shoppers access to the facilities that the city centre enjoys.

The security entry system via a fob provides access to facility and gated access to the buggy and car parking. The development strives to provide independent living with the added comfort of a 24-hour care line system, on-site Lodge Manager five days a week with the Careline team being available each day throughout the year. There are secure video entry systems coupled with the latest fire and smoke alarm systems, which can be found within the apartment and in the communal areas.

Residents have the benefit of an attractive lounge and kitchen with regular social events. There is also a guest suite available for friends and family to stay. Charges and availability should be directed to the Lodge Manager for those requiring secure independent living within the heart of Salisbury city centre, this development is highly regarded and viewing is recommended. Sarum Lodge is managed by Churchill Estates Management. Sarum Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55. Any consent given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Entrance Hallway

Large, recessed airing cupboard with ample space for Hoover, ironing board et cetera.

Sitting Room/Dining Room 18' 5" x 10' 6" (5.62m x 3.21m)

An attractive light and airy broom with dual aspect window to side and double doors giving pleasant aspect to rear. Feature fireplace.



1



1



1



B

Modern Fitted Kitchen 7' 9" x 7' 5" (2.36m x 2.25m)

A superb modern fitted kitchen with integrated sink, integrated electric hob, high-level oven and grill, numerous base and wall cupboards, inset ceiling spotlighting with further complimentary under unit lighting, window gives aspect to side.

Double Bedroom 16' 1" x 9' 3" (4.89m x 2.82m)

This measurement includes a built-in double wardrobe with mirror fronted sliding doors. Window gives aspect to rear.

Shower Room 6' 9" x 5' 5" (2.06m x 1.65m)

A smart three-piece suite of corner shower unit, W.C. and hand wash basin set within built-in unit.



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



Postcode;
SP1 1AL

Directional note:

The property has two points of access with the main entrance being from Rolleston Street including gated parking. this leads to the owner's lounge and stairs and lift access to the first floor. The second entrance (shoppers' entrance) leads to endless Street and there is then access to the market square.

Costs and Lease details:

The lease is 999 years commencing in 2017. A service charge (year ending 31st of May 2024 £3584.87 Per Annum. (Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and heating costs and a contribution to the contingency fund. A 1% contribution of the final selling price to the contingency fund is payable by the seller upon completion of the sale of the property. Ground rent £575.00 per annum (to be reviewed December 2024) The Lodge Manager is on hand to support the owners and to keep the development smart and in good order. They will also arrange owners' events such as coffee mornings and games afternoons.

Council Tax Band:

D

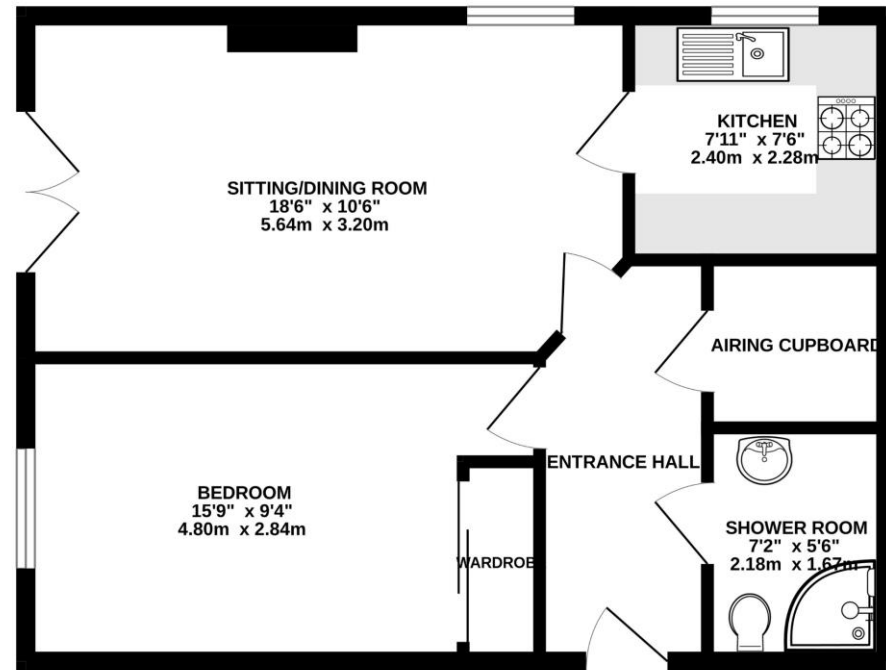
Property reference:

00003477

Viewings:

By Appointment only with Jordan & Mason 01722 441 999

FIRST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 519 sq.ft. (48.2 sq.m.) approx.
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Jordan & Mason
4 St Thomas' Square
Salisbury
Wiltshire
SP1 1BA
jordanshomes.co.uk

Here to help....

Local agent: James Jordan
01722 441 999
james@jordanshomes.co.uk



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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number 08708615. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)