

2 bed retirement property to buy

Earls Manor Court, Winterbourne Earls, Salisbury, Wiltshire, SP4 6EJ

£75,000 Starting Bid

x 2 x 2 x 1

Tenure

Leasehold

Allocated parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- OVER 55's RETIREMENT
- Beautifully Maintained Grounds
- Peaceful Rural Location
- EPC Rating D

Key Information

- Council Tax: Band G
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Occupying a scenic rural position is this over 55's retirement development which offers residents a peaceful and serene location within the Winterbourne Earls, approximately three miles north of Salisbury.

The property is a two bedroom terraced house comprising on the ground floor a living room, downstairs shower room, dining room and the kitchen, with the latter two both having a patio leading to the private courtyard garden. Upstairs are the two double bedrooms, both with built in wardrobes, and the family bathroom with shower over bath.

The property benefits from new carpets & blinds, as well as onside laundry, included within the Service Charge. The property comes with parking facilities and a single garage with up-and-over door to the front, as well as lovely surrounding grounds which are beautifully kept and offer a range of spaces to enjoy. These include flower beds which are home to a variety of greenery and flora, al fresco seating areas, and lawns. The development is connected via a timber gate to Tanners Lane at the rear for walking routes into the neighbouring countryside. Residents will also benefit from communal laundry facilities.

Services

The property is connected with mains services.

Material Information

Under current legislation, as set out in the Consumer Protection from Unfair Trading Regulations 2008, estate and letting agents have a legal obligation not to omit material information from property listings.

Part A: - Price, tenure, and council tax. (Included)

Part B: - Physical characteristics, number of rooms, utilities, and parking. (Included)

Part C: -

• Building safety, e.g., unsafe cladding, asbestos, risk of collapse - we understand the property is safe.

• Restrictions, e.g. conservation area, listed building status, tree preservation order - at least one resident must be 55 years of age or over.

• Rights and easements, e.g. public rights of way, shared drives - we are not aware of any rights of access.

• Flood risk - We understand the property is not in a flood risk area.

• Coastal erosion risk - we understand the property is not at risk of coastal erosion.

• Planning permission – for the property itself and its immediate locality - we are not aware of any nearby...

Service charge

There is a service charge of approximately £8,000 per year which is payable to Cognatum Estates. Cognatum Estates maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds thereby freeing owners and residents from these responsibilities. There is a personal alarm system in each property and resident estate managers are on hand to provide support and help when needed, making this an ideal 'Lock Up & Leave' property. There are no restrictions on owning a property except that one resident must be over 55 years of age. 150 year lease (from 1992). No ground rent. Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: G

Tenure: Leasehold

Length of Lease: 112

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £8,000.00

Price: Starting Bid £75,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

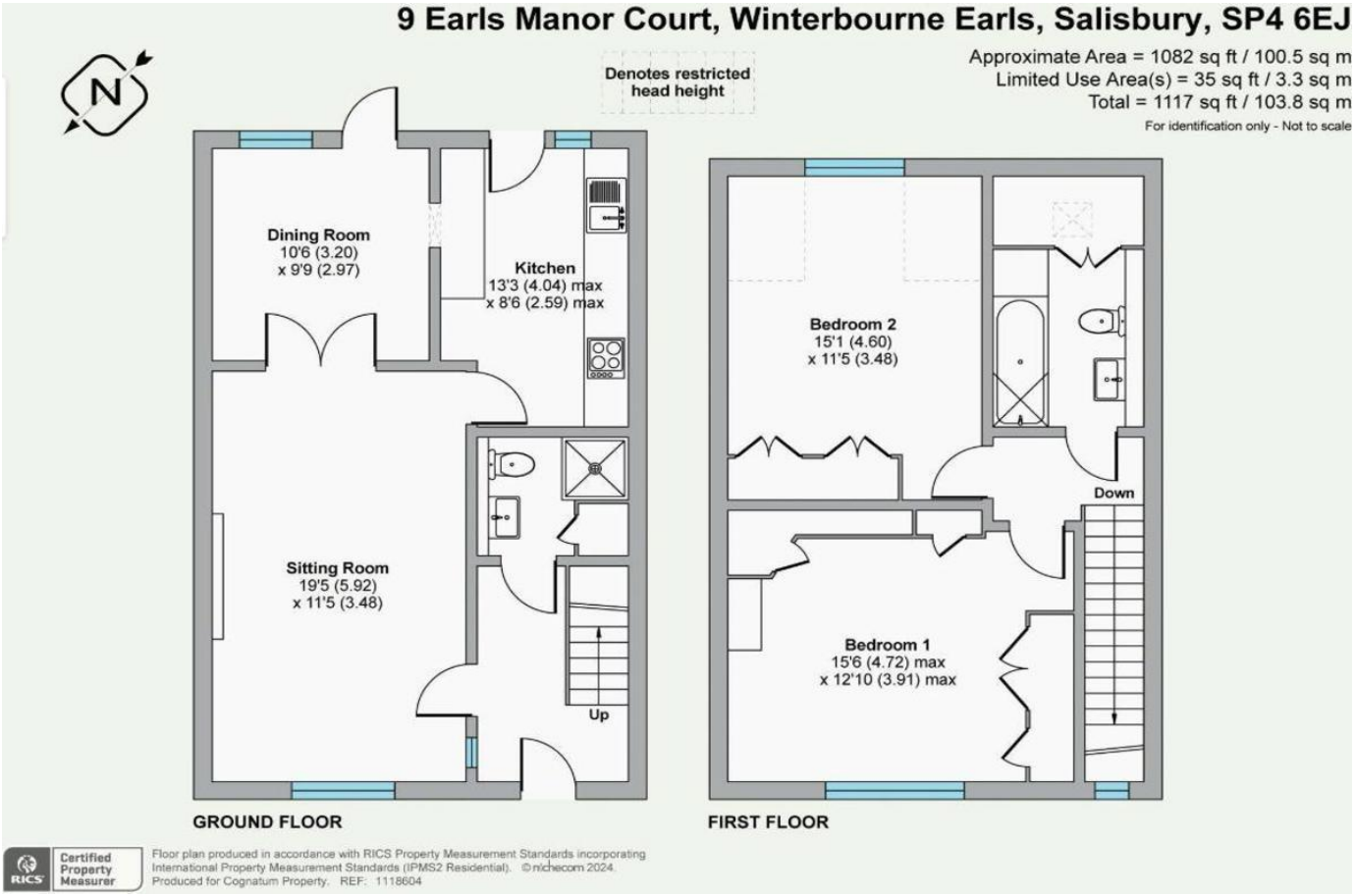
Water meter: No

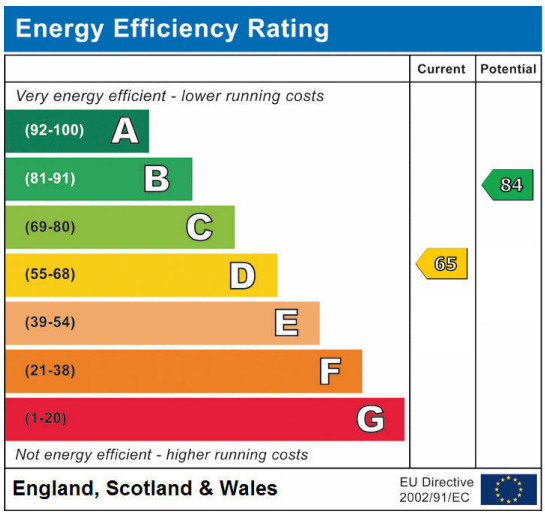
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good





Earls Manor Court, Winterbourne Earls, Salisbury, Wiltshire, SP4 6EJ

Contact your local branch today for more information on this property:

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