



9 Nightingale Square Fountain Way, Salisbury, Wiltshire, SP2 7FU

Guide Price £105,000 Leasehold

An absolutely immaculate, newly built two double bedroom retirement flat situated on the first floor of this modern block within the Platinum Skies retirement village which is exclusively for the over 55's.

Description

An absolutely immaculate, newly built two double bedroom retirement flat situated on the first floor of this modern block within the Platinum Skies retirement village which is exclusively for the over 55's. Situated within convenient distance of the city centre, the development offers a range of amenities which include communal garden areas, an on-site bistro and communal lounge areas, designed to encourage a community feel. There is a guest suite, treatment rooms, a well-being studio and planned activities on a daily basis, all with the convenience of an on-site manager. The apartment is offered on a 37% shared ownership basis and the open plan accommodation has a high specification. The kitchen area has fully integrated appliances and there is a balcony area leading from the sitting room. The main bedroom has fitted wardrobes and the shower room has a large walk-in shower cubicle. There is underfloor heating (with all rooms having separate thermostat controls), oak veneer doors, double glazing and a secure video access entry system with a lift serving all floors. Designed as a safe and interactive community, the development offers an excellent lifestyle and the apartment is offered with no onward chain.

Communal Entrance Hall

Secure fob video entrance system, stairs and lift to all floors.

Entrance hall

Storage cupboard with space and plumbing, further storage cupboard, video entry system, doors to all rooms.

Sitting room

Sliding doors lead on to a balcony area with outside lighting and power.

Kitchen

Modern, contemporary fitted kitchen with integrated double oven, induction hob, microwave, fridge/freezer, washer/dryer and slimline dishwasher. Stone effect work surfaces with upstands and downlighting over, space for table and chairs, inset spotlights.

Bedroom one

Range of fitted wardrobes. Full height windows.

Bedroom two

Full height windows.

Shower room

Fitted with a large walk-in shower cubicle with waterfall style shower head, concealed low level WC, wash hand basin, low level lighting, extractor, inset spotlights, electric heated towel rail.

Services

All mains services.

Outgoings

The Council Tax Band is ' D ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94.

Tenure

The property is held on a 125 year lease from 1st July 2019. Ground rent £500 per annum. Latest service charge £4,300 per annum. Rent for 63% share is tba. A parking space is available for £550 per annum.

Directions

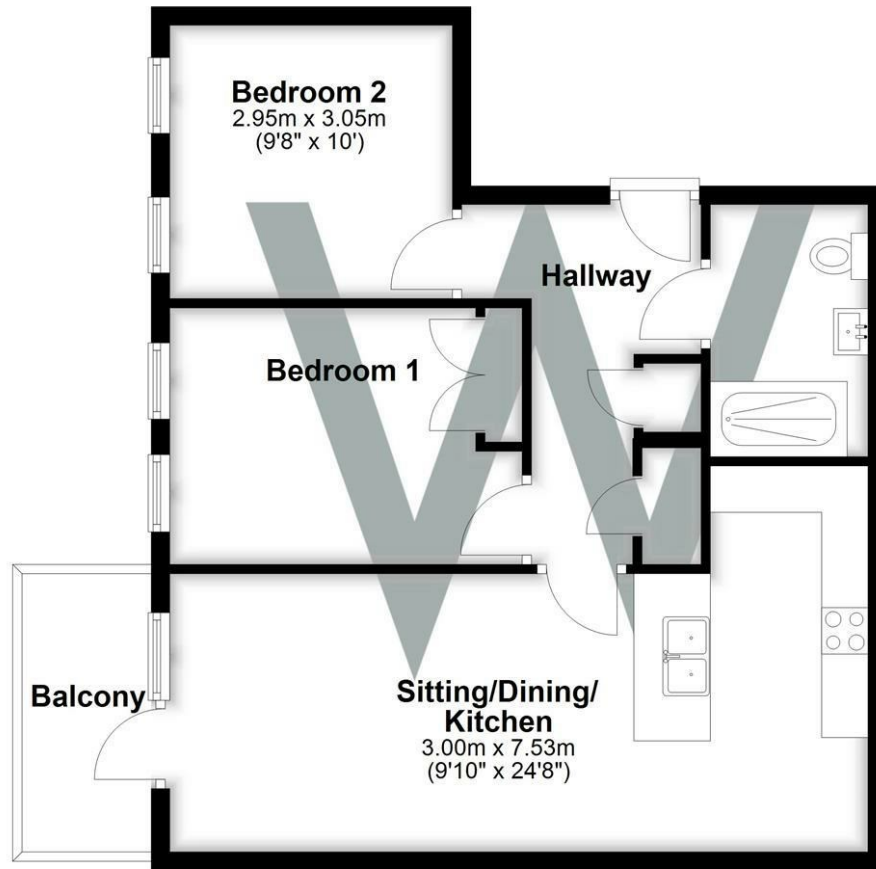
Leave Salisbury on the A36 Wilton Road and after approximately a quarter of a mile, turn left into Fountain Way on to the Platinum Skies development. Take the next left and Nightingale Court can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///awards.action.jazzy](https://www.what3words.com/awards.action.jazzy)

First Floor

Approx. 58.5 sq. metres (629.2 sq. feet)



Total area: approx. 58.5 sq. metres (629.2 sq. feet)



WHITES
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

