



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

Guide Price £115,000 for 35% share
Leasehold

A newly built two double bedroom retirement flat with a large outside terrace, situated on the second floor of this modern block within the Platinum Skies retirement village for the over 55's.

Description

A newly built two double bedroom retirement flat situated on the second 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 35% shared ownership basis and the open plan accommodation has a high specification. The kitchen area has fully integrated appliances and there is a 7.5m x 4m outside terrace 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 Hall

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

Hall

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

Living Room area

French doors leading to large terrace with city and Cathedral views, light and power.

Kitchen area

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, base and wall mounted cupboards and drawers, space for table and chairs, inset spotlights.

Outside Terrace 24'7" x 12'11" (7.5m x 3.96m)

Decked flooring, glass screens, overlooking the city and Cathedral, power and light.

Bedroom 1

Range of fitted wardrobes. Full height windows.

Bedroom 2

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 are connected.

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 65% share is £568 per month. A parking space is available for £550 per annum.

Outgoings

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

Directions

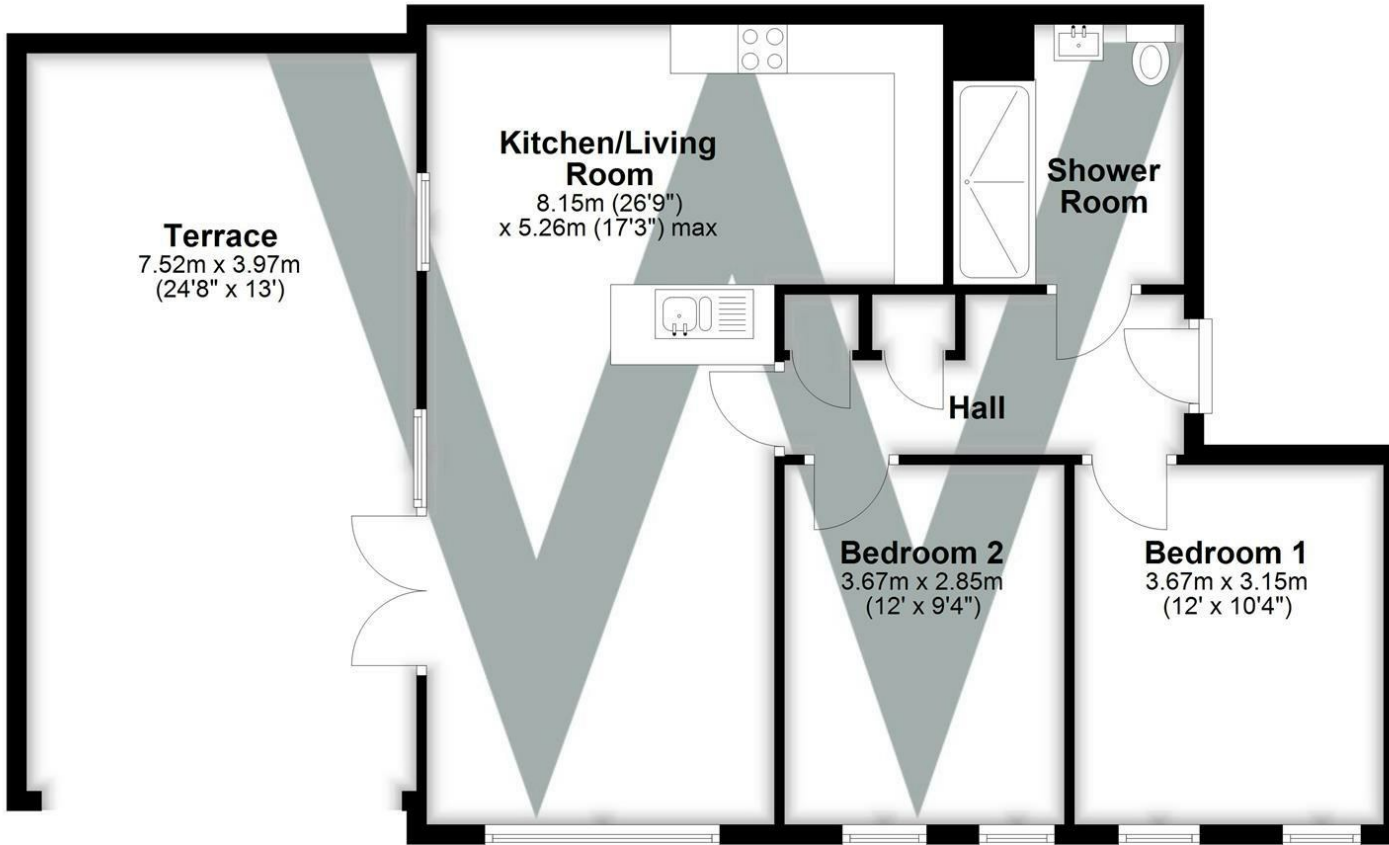
Leave Salisbury on the A36 Wilton Road and after approximately a quarter of a mile, turn left into Fountain Way on to the Platinum Skies development. Take the next left and Nightingale Court can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///navy.asset.rust](https://www.what3words.com/#!/navy.asset.rust)

First Floor

Approx. 100.9 sq. metres (1086.5 sq. feet)



Total area: approx. 100.9 sq. metres (1086.5 sq. feet)



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	

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