



37 Constable Court, Fountain Way, Salisbury, Wiltshire, SP2 7FT

£65,000 (50% Shared Ownership)  
Leasehold



## A 50% share of a one bedroom second floor flat in a popular retirement complex. No onward chain.

### 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 Constable Court can be found ahead.

### Description

FIRST YEARS SERVICE CHARGE PAID!! A newly built one 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 50% 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 area. The double 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.

### Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

#### Communal entrance hall

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

#### Entrance hall

Storage cupboard, video entry system, doors to all rooms.

#### Sitting/dining room with kitchen 20'10" x 12'3" (6.36m x 3.74m)

Modern, contemporary fitted kitchen with integrated oven, hob, microwave, fridge/freezer, washer/dryer and slimline dishwasher. Stone effect work surfaces with downlighting, space for table and chairs, full length window to front, inset spotlights. From the sitting room area sliding doors lead on to a balcony area with outside lighting.

#### Bedroom 14'0" max x 9'4" (4.28m max x 2.86m)

Full length window to front, fitted wardrobes.

#### 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.

#### Outside

There are communal garden and seating areas surrounding an attractive central fountain. Nearby is the building housing the on-site bistro.

#### Services

Mains water, electricity and drainage are connected to the property. Electric under floor heating.

#### Tenure

The property is held on a 125 year lease from 1st July 2019. Ground rent £500 per annum. Latest service charge £3074.03 per annum. Rent for 50% share is £413.52 per month. A parking space is available for £550 per annum.

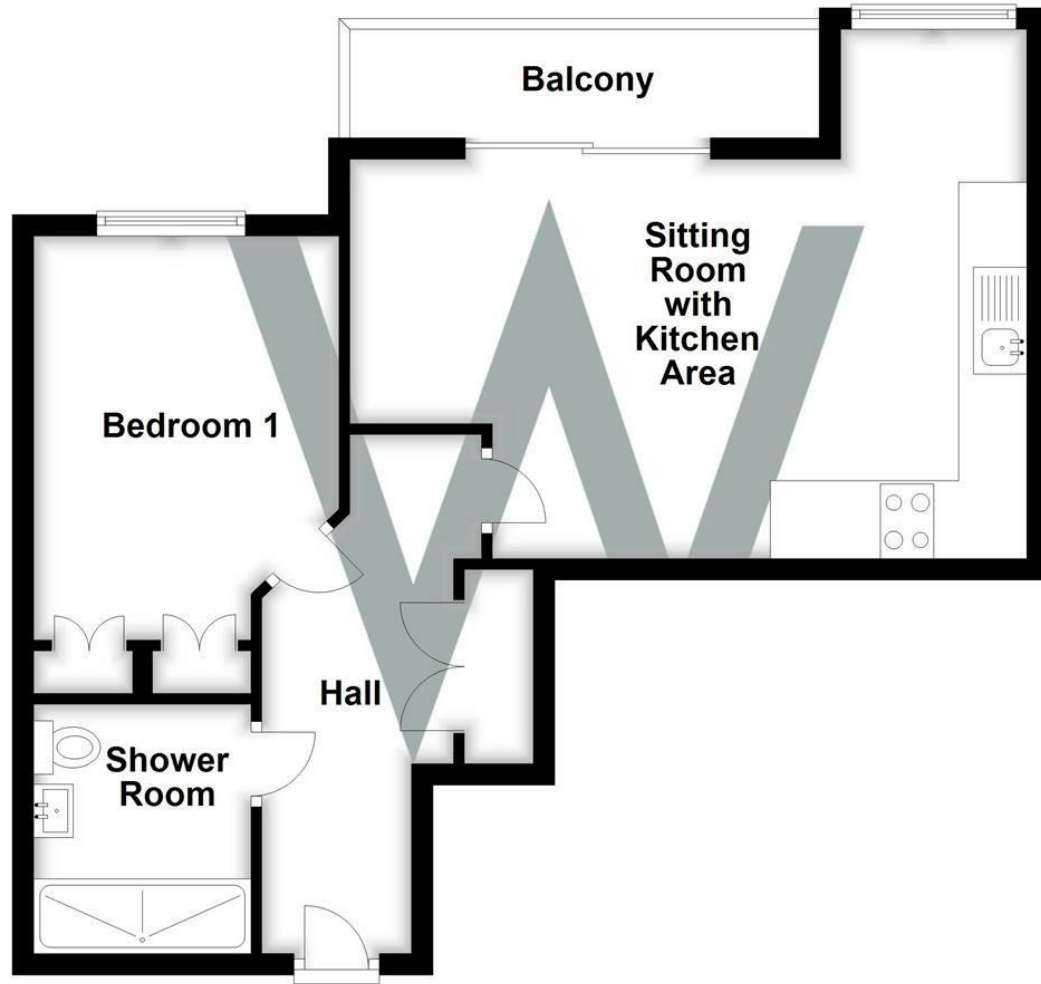
#### Outgoings

The Council Tax Band is 'C' and the payment for the year 2020/2021 payable to Wiltshire Council is £1,873.56.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

# Floor Plan

Approx. 50.1 sq. metres (539.6 sq. feet)



Total area: approx. 50.1 sq. metres (539.6 sq. feet)



## WHITES

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