



9 Nightingale Square Fountain Way, Wilton Road, Salisbury, Wiltshire,  
SP2 7EL

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**

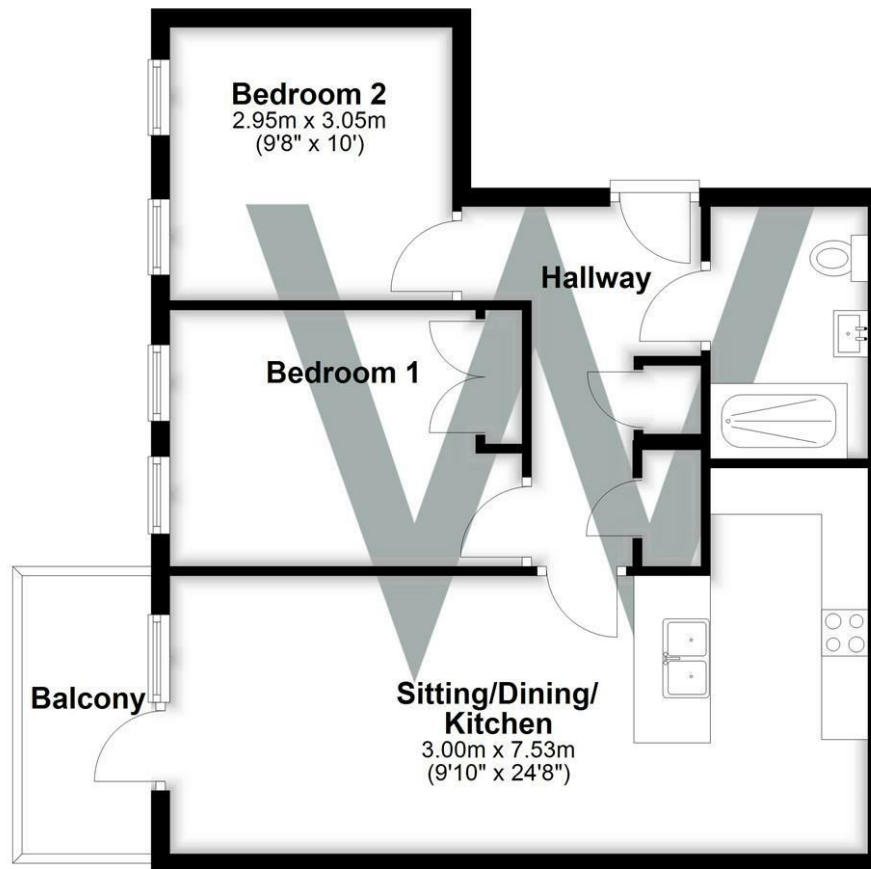
Leave Salisbury on the A36 Wilton Road and after approximately a quarter of a mile, turn left into Fountain Way on to the Platinum Skies development. Take the next left and Nightingale Court can be found on the right hand side.

**WHAT3WORDS**

What3Words reference is: [///awards.action.jazzy](#)

## First Floor

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



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



## WHITES

Castle Chambers, 47 Castle Street,  
Salisbury, Wiltshire, SP1 3SP

01722 336422

[www.hwwhite.co.uk](http://www.hwwhite.co.uk)

[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

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

