



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

£250,000 Leasehold

About The Property

Unusually spacious and light filled 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 and a short walk to the main line station (Waterloo 1 hour 40 mins), the development offers a range of amenities which include communal gardens, on-site bistro and communal lounge areas, all 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 community manager and a property manager. The apartment is offered on a 50% shared ownership basis and the open plan accommodation has a very high specification.

Entry intercoms give access to communal hallways with stairs or lift to all floors. Immediately outside number 47 there is a separated part of the communal hall which could be used for coats and shoes. A wooden front door leads to the entrance hallway with cupboard housing the boiler for heating and hot water together with a separate deep storage cupboard. There are two double bedrooms, the main one with ensuite shower room which has a large cubicle with thermostatic shower with rainfall and hand held heads, tiled walls, tiled floor and heated towel rail. The second bedroom has an extensive range of built in Hammonds wardrobes as well as a useful desk unit. There is a large bathroom with tiled floor and walls and panel bath with shower attachment. Continue into the stunning living room with windows to three sides and double doors onto the balcony offering an incredibly light and airy feel. The kitchen area has fully integrated appliances, fridge/freezer, dishwasher, washing machine, oven, hob and extractor hood. And finally, there is an amazing wrap around balcony to south and west with water tap for plant pots. Large tinted windows are throughout the apartment, underfloor heating (with all rooms having separate thermostat controls), oak veneer doors, double glazing and a secure audio access entry system and key fob access with a lift serving all floors. Car parking space is also available.



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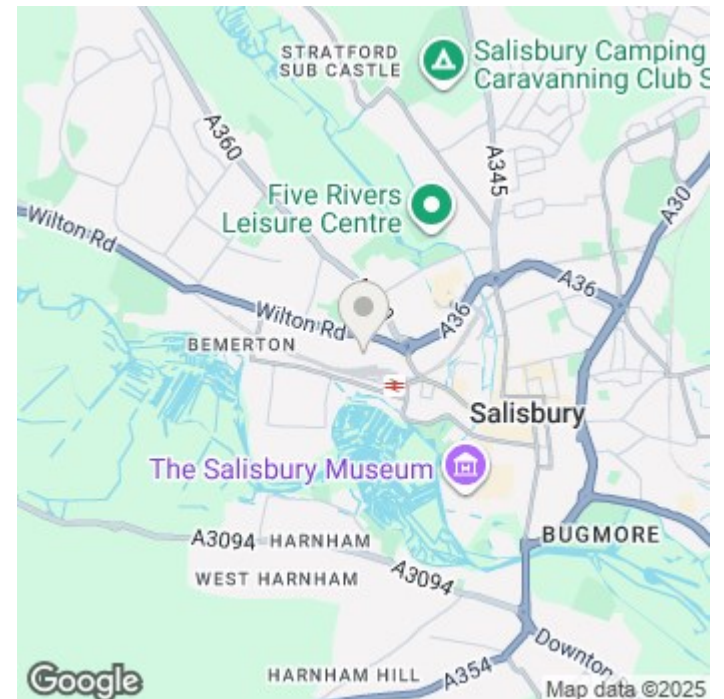


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1092.50 sq ft

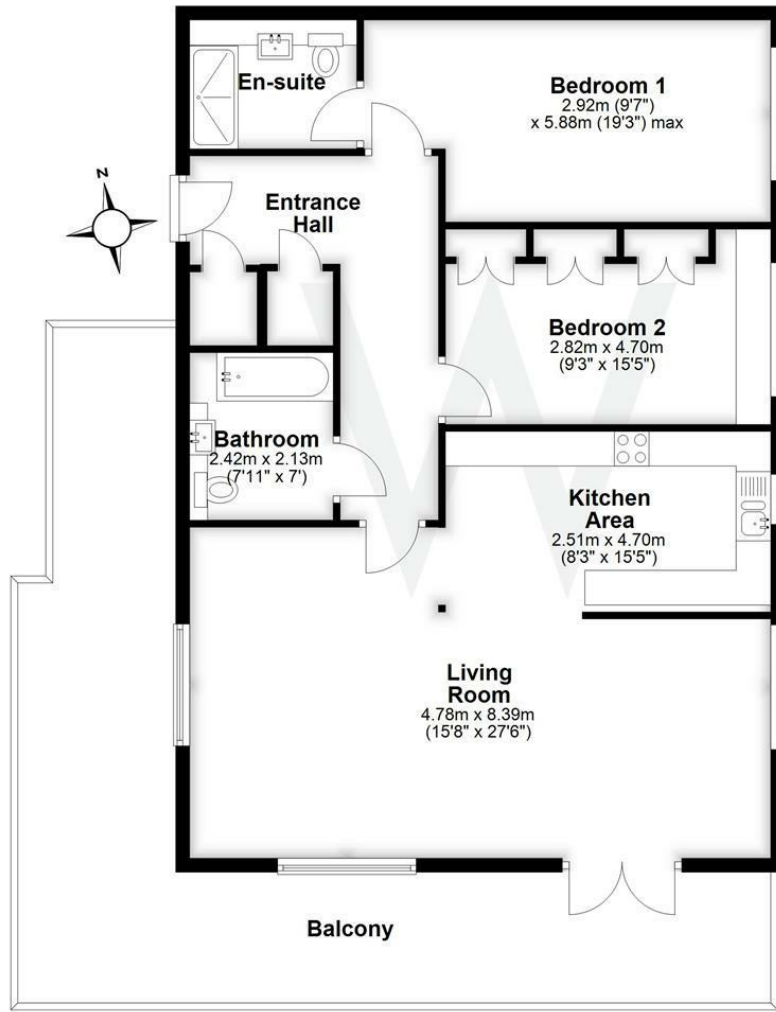
- Very large balcony
- Short walk to station
- Exceptionally light and bright
- Excellent order throughout
- Two double bedrooms
- Bathroom and Shower room
- Blinds included
- Hammonds wardrobes
- Car park space available
- Pet friendly





Second Floor

Approx. 101.5 sq. metres (1092.5 sq. feet)



Total area: approx. 101.5 sq. metres (1092.5 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: E - £3231.99 (2025/2026)

Tenure: Leasehold

Services: Mains electricity, water and drainage

Tenure: Leasehold with the remainder of a 125 year lease.

Heating: Underfloor electric heating via individual thermostats.

Directions: Leave Salisbury on the A36 Wilton Road and take the second left into Fountain Way. Take the next left and Nightingale Square can be found on the right hand side.

What3words:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	