





Property Description

Offering to the market this three bedroom retirement house situated within the Platinum Skies retirement village which is exclusively for the over 55's. The property has a lounge/diner with a kitchen area that has fully integrated appliances. There is also a bedroom/study and shower room on the ground floor. On the first floor are two bedrooms both with en-suite shower room. There is also a private patio garden to the rear, and a parking bay at the front which incurs an annual fee. There is under floor heating throughout the property. 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. 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 property is offered on a 40% shared ownership basis and the rent for the remaining share is £1081.84 pcm

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.

Entrance Hall

Doors to shower room, bedroom 3 and lounge, cupboard, stairs to first floor

Bedroom 3/Study

8' x 7' 9" (2.44m x 2.36m)

Dual aspect with windows to front and side

Shower Room

Comprising double shower with rainfall head & hand held attachment, wash hand basin with mixer taps set into vanity unit, WC, heated towel radiator, Downlighter spots

Kitchen/ Lounge/Diner

21' 3" max x 17' 3" max (6.48m max x 5.26m max)

Kitchen: High specification kitchen with wall & base units with work surfaces above, sink drainer with mixer tap, built in concealed fridge freezer and washer drier, built in and raised oven and microwave, hob with extractor above.

Lounge/diner: Open plan to kitchen with window and French doors to rear aspect.

Landing

Doors to bedrooms, airing cupboard, loft access hatch.

Bedroom One

13' 9" max x 11' 3" (4.19m max x 3.43m)

Dual aspect with windows to front and side, dressing area

En-Suite

Comprising double shower with rainfall head & hand held attachment, wash hand basin with mixer taps set into vanity unit, WC, heated towel radiator. Downlighter spots. Window front aspect.

Bedroom Two

15' x 9' (4.57m x 2.74m)

Window rear aspect

Ensuite

Comprising double shower with rainfall head & hand held attachment, wash hand basin with mixer taps set into vanity unit, WC, heated towel radiator. Downlighter spots

Outside

Rear Garden

Walled courtyard garden with gated access to communal gardens. Patio with space for table and chairs, ideal for al-fresco dining, entertaining and relaxing, shed and outside store, space for planters.

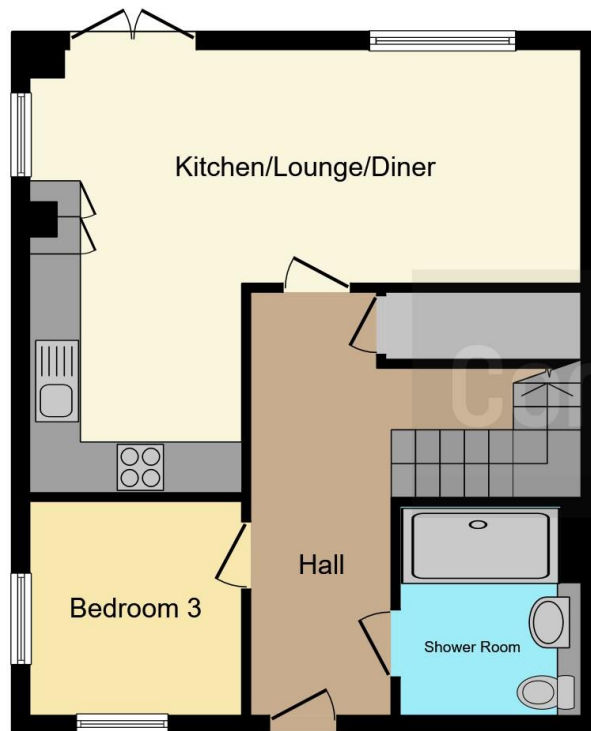
Parking

Parking bay in front of the property - cost £550 per annum

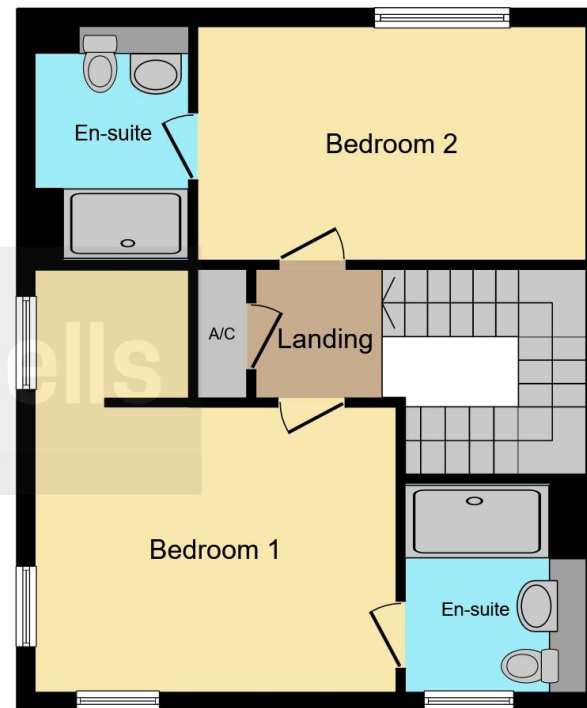








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: B

Council Tax
 Band: D

Service Charge:
 4798.46

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308022

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Dec 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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