



19 Barker Close, Salisbury, Wiltshire, SP2 7FW

40% Shared ownership £230,000 Leasehold

## About The Property

A two/three bedroom retirement house situated 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 property is offered on a 40% shared ownership basis and the rent for the remaining share is £1081.84 pcm.

The property has a large entrance hallway which leads to sitting/dining room with a kitchen area that has fully integrated appliances including electric oven and microwave, fridge/freezer, washing machine and dishwasher.. There is also a study/bedroom and a shower room on the ground floor.

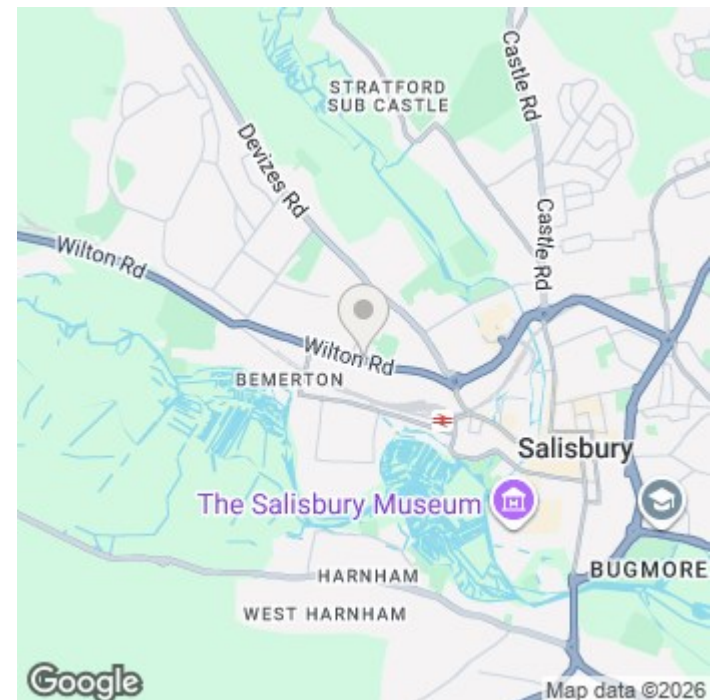
On the first floor there are two double bedrooms which both have en-suite shower rooms. The main bedroom has a double aspect and both en suites and shower room have fully tiled walls and floors. To the rear of the property is a low maintenance paved garden with a sandstone patio and outside tap, light and power and there is also a rear access gate. Throughout the development are parking spaces which are available for an annual fee.

There is underfloor heating (with all rooms having separate thermostat controls), oak veneer doors, double glazing and a secure video access entry system. Designed as a safe and interactive community, the development offers an excellent lifestyle and the house is offered with no onward chain.

The development lies off the Wilton road which is near to the city centre and railway station. A regular bus service runs along the Wilton Road. Nearby amenities include local stores including a Tesco Express and Waitrose.



- Semi detached house
- Two/three bedrooms
- Open plan sitting/dining room with kitchen area
- Shower room and two en suites
- PVCu DG
- Electric underfloor heating
- Communal facilities including bistro and gardens
- Integrated appliances
- Close to city centre
- Excellent condition throughout







## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

Tenure: Leasehold

Services : All mains services are connected to the property. E

Heating: Electric underfloor heating.

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 first right in to Barker Close and after the road bends to the right the property can be found on the right hand side.

What3Words : ///mock.highlighted.importing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	