



Connells

New Manor Fountain Way
Salisbury



Property Description

Offering to the market this modern, generously sized apartment in New Manor, Fountain Way, Salisbury. The property comprises a dual aspect open plan lounge/dining/kitchen room, master bedroom with en-suite shower room, two further bedrooms and a bathroom. There is a large balcony providing useful outside space with pleasant views over the Chapters development. This high specification first floor apartment located in a unique and modern retirement village which offers landscaped gardens, treatment rooms, guest suite, private lounge, well-being studio and bistro, Chapters is also dog and cat friendly with an active residents' committee run by residents for residents. The apartment provides a safe and friendly environment to relax, with plenty of opportunity to make new friends and take up new crafts or film nights, music nights or maybe a takeaway sandwich from the bistro. Located within walking distance to the vibrant city centre of Salisbury.

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre, a theatre, two cinemas and copious bars and restaurants. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.

Entrance Hall

Doors to open plan living room, bedrooms and bathroom. Two storage cupboards.

Open Plan Kitchen Lounge Diner

21' 1" x 18' 2" (6.43m x 5.54m)

Kitchen: Comprising wall and base units with work surfaces above, sink drainer with mixer tap, built in and raised oven and microwave, inset hob with extractor above, built in and concealed fridge freezer and slim line dishwasher.

Lounge diner area: Dual aspect with two windows to side aspect and two windows to front aspect.

Bedroom One

14' 5" x 11' 1" (4.39m x 3.38m)

Fitted wardrobe, double doors to balcony.

En-Suite

Comprising large walk-in shower with rainfall head and hand held attachment, wall hung wash hand basin set into fitted vanity unit, concealed cistern WC, large mirror, down lighter spots.

Bedroom Two

10' 9" x 10' 6" (3.28m x 3.20m)

Double doors to balcony

Bedroom Three

15' 6" x 8' 11" (4.72m x 2.72m)

Window side aspect

Bathroom

Comprising panel enclosed bath with shower attachment, wash hand wash set into wall with mirror fronted cabinet above, concealed cistern WC, heated towel radiator.

Outside

Balcony

Large glass fronted balcony to front aspect, accessed via bedrooms one and two, room for patio furniture and pot plants.

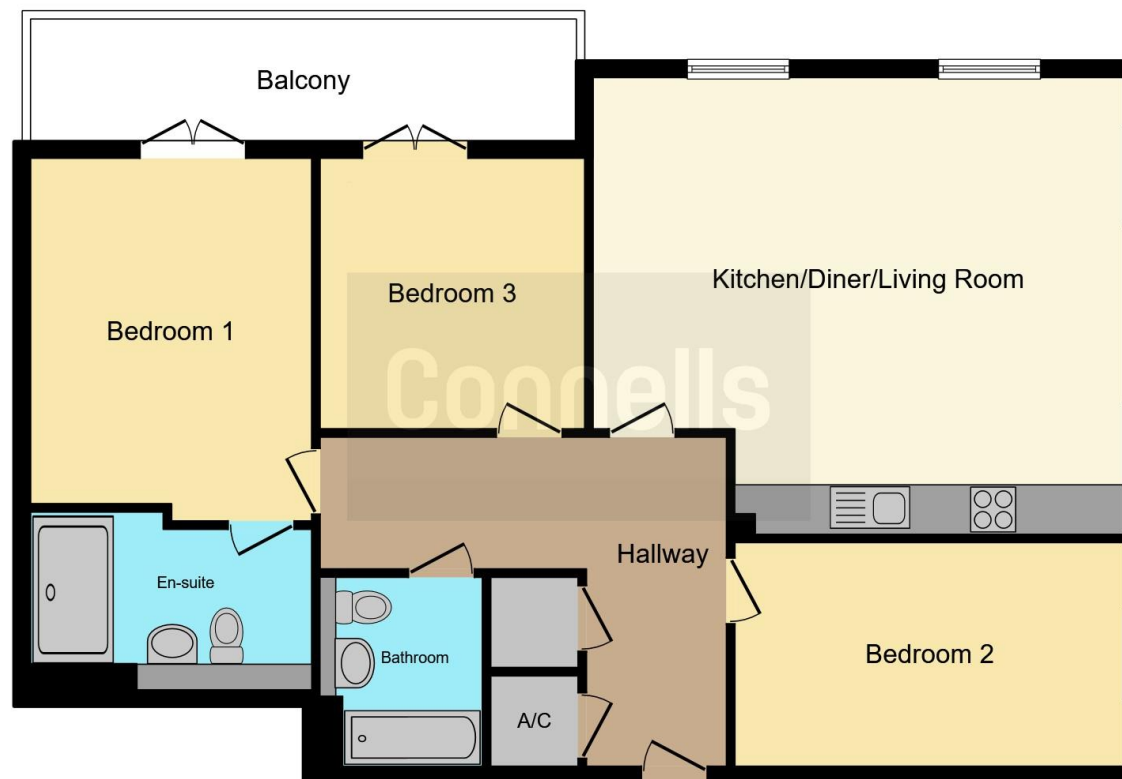
Parking

On site parking available via purchase of space from management company. Visitor parking spaces available,









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
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EPC Rating: B

Council Tax
 Band: F

Service Charge:
 6100.00

Ground Rent:
 500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307622

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 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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