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WHITES

4 Wren Pavilion Fountain Way, Salisbury, SP2 7FS

Guide Price £215,000 Leasehold

## About The Property

A modern 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. SERVICE CHARGE PAID TO THE END OF MARCH 2025.

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.

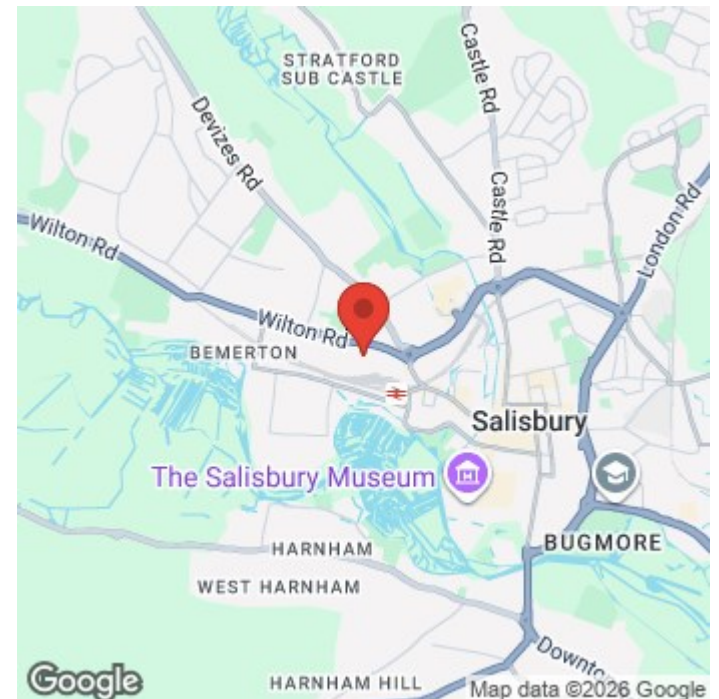
The apartment is offered on a 64% shared ownership basis with monthly rent for the remaining share being £450. The open plan accommodation has a high specification and the building is accessed via an entrance intercom system and there is a lift within the communal entrance hallway. There is an entrance hall which leads to all the rooms. The large sitting/dining room has a kitchen area which has a good range of integrated appliances including an electric oven, microwave, fridge/freezer and hob. There are sliding patio doors which lead to a south facing balcony area which offers views over the development and communal gardens.

There are two bedrooms with the main bedroom having a fitted wardrobe and a full height window. The second bedroom also has a balcony area with an easterly aspect and there is a good size shower room. There is underfloor heating (with all rooms having separate thermostat controls), oak veneer doors, double glazing and a secure video access entry system.

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. Designed as a safe and interactive community, the development offers an excellent lifestyle and the apartment is offered with no onward chain.



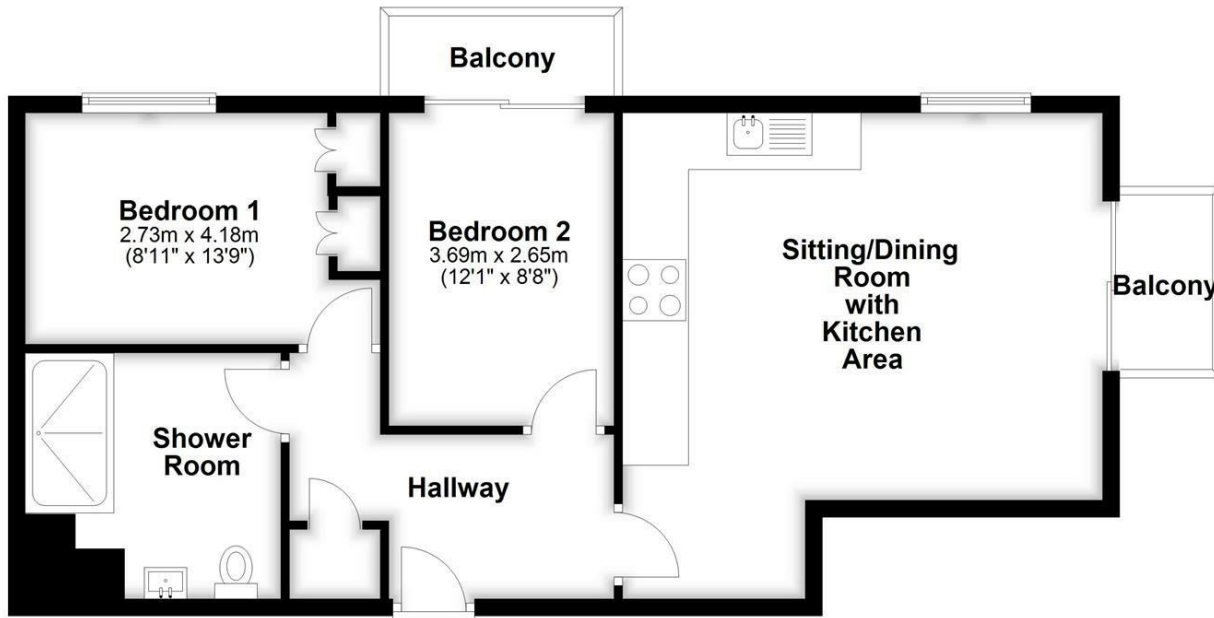
- First floor retirement apartment - 64% share. SERVICE CHARGE PAID TO END MARCH 2027
- Open plan sitting/dining room with kitchen area and integrated appliances
- Two bedrooms
- Shower room
- Two balcony areas
- PVCu DG and electric underfloor heating
- Communal facilities including bistro and gardens
- Excellent condition throughout
- Lift access
- No chain





### Floor Plan

Approx. 68.6 sq. metres (738.0 sq. feet)



Total area: approx. 68.6 sq. metres (738.0 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2777.59 (2026/2027)

Tenure: Leasehold. There is a 125 year lease from 2019. Peppercorn ground rent. Service Charge is £4666.00 pa.

Offered on a 64% shared ownership basis with a monthly rent of £450.00.

Services: Mains electricity, water and drainage.

Heating: Electric 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. Wren Pavillion is the first building on the left hand side.

What3words: ///spices.trick.dash

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	84
	EU Directive 2002/91/EC	