



**Connells**

New Manor Fountain Way  
Salisbury

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Salisbury SP2 7FZ

for sale offers in the region of  
**£75,000**



### Property Description

This high specification ground floor one bedroom apartment located in a unique and modern retirement village Constable court. Offering landscaped gardens, treatment rooms, guest suite, private lounge, well-being studio and bistro. Within walking distance to the vibrant city centre of Salisbury.



## Entrance Hall

14' 11" x 8' ( 4.55m x 2.44m )

Access to shower room, bedroom and kitchen/ living area, storage cupboards.

## Open Plan Kitchen/ Living Area

21' 2" x 18' 1" ( 6.45m x 5.51m )

### Kitchen Area

This high spec modern kitchen comprises wall and base units with worksurfaces over, inset sink and a half unit with mixer taps, inset hob with concealed hood over, raised built in double microwave, built in and concealed fridge/freezer, sash windows to side aspect, herringbone flooring.

### Living Area

Feature fireplace and hearth, French doors to rear aspect, sash window to side aspect, herringbone flooring.

## Bedroom One

17' 1" x 10' 5" ( 5.21m x 3.17m )

Built in double wardrobe, French doors to rear aspect.

## Bathroom

7' 8" x 6' 1" ( 2.34m x 1.85m )

Comprising a walk-in double shower cubicle, vanity unit wash hand basin with mixer taps, WC with concealed cistern, heated towel rail, tiled walls.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
 Salisbury SP1 3TS

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 3956.00

Ground Rent:  
 500.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SAL306945](http://connells.co.uk/Property/SAL306945)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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