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WHITES

13 Constable Court, Fountain Way, Salisbury, Wiltshire, SP2 7FT

50% Shared Ownership £115,000 Leasehold

## About The Property

A modern one 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. The property enjoys a view over the attractive communal gardens and bistro area.

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. One of the attractions of the development is the community feel with a welcoming environment including various activities and groups. 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 50% shared ownership basis with monthly rent for the remaining share being £413.96. 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.

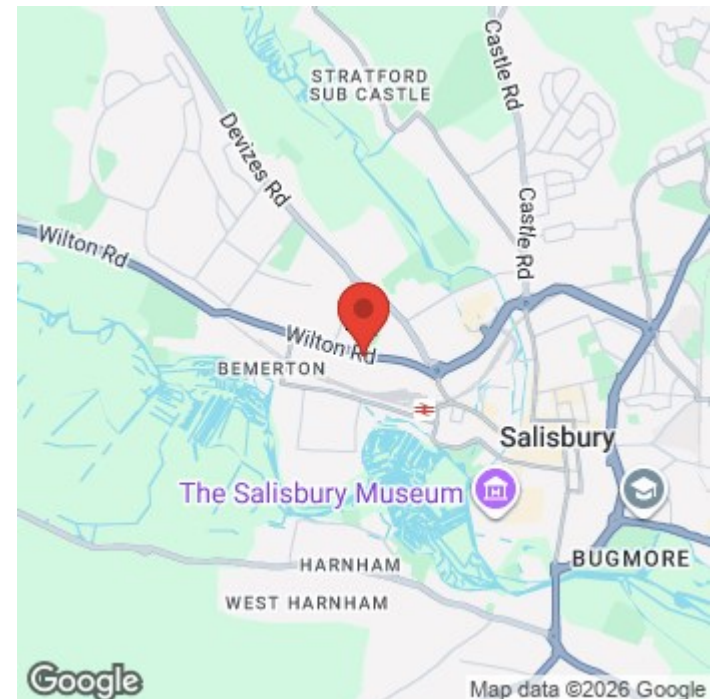
The private entrance hall leads to all the rooms and has an entrance intercom phone. The large sitting/dining room has a kitchen area which has a good range of integrated appliances including an electric oven, microwave, washing machine, fridge/freezer and hob, some of which are as new/unused. There are sliding patio doors which lead to a balcony area which offers views over the development and communal gardens.

The bedroom has a fitted wardrobe and a full height window 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.



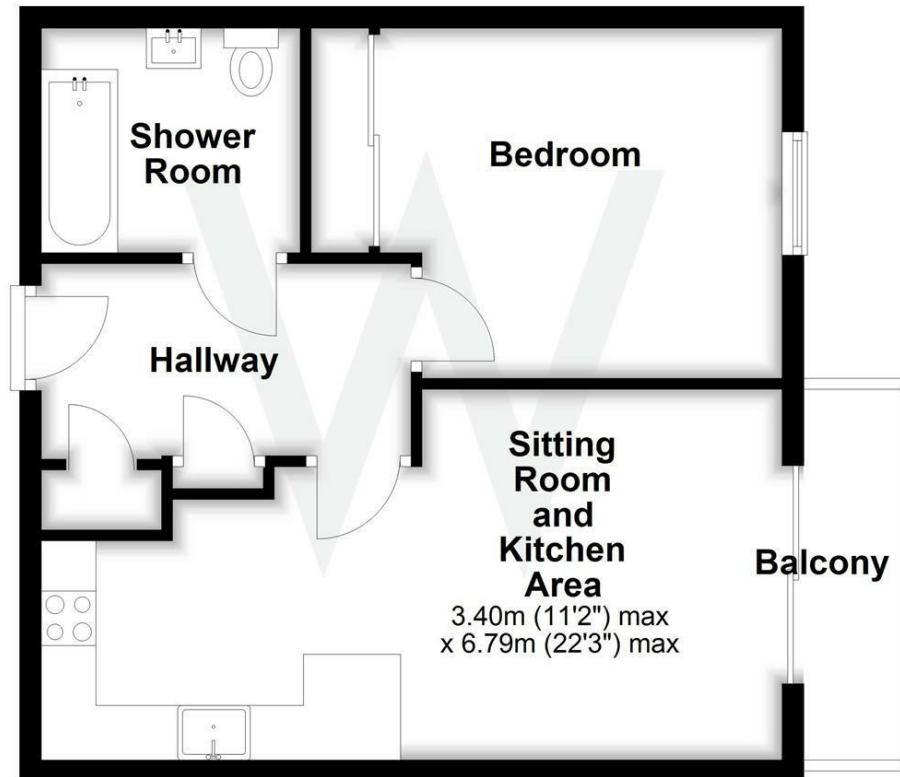
- First floor retirement apartment - 50% share
- Open plan sitting/dining room with kitchen area and integrated appliances
- One double bedroom
- Shower room
- Balcony area
- PVCu DG and electric underfloor heating
- Communal facilities including bistro and gardens
- Excellent condition throughout
- Lift access
- No chain





## Floor Plan

Approx. 45.6 sq. metres (490.4 sq. feet)  
(excluding Balcony)



Total area: approx. 45.6 sq. metres (490.4 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

Tenure: Leasehold

Tenure details: There is a 125 year lease from 2019. Service Charge is £2591.68 pa. Offered on a 50% shared ownership basis with a monthly rent of £413.96.

Services: Mains electricity, water and drainage.

Heating: Electric with 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. Constable Court can be found on the left hand side,

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