

38 Nightingale Square Fountain Way, Salisbury, Wiltshire, SP2 7FU

50% Shared Ownership £225,000 Leasehold

About The Property

This property is an unusually spacious and light filled retirement flat situated on the second floor of this modern block within the Platinum Skies retirement village which is exclusively for the over 55's.

Situated within convenient distance of the city centre and a short walk to the main line station (Waterloo 1 hour 40 mins), the development offers a range of amenities which include communal gardens, on-site bistro and communal lounge areas, all designed to encourage a community feel. There is a guest suite, treatment rooms and planned activities on a daily basis, all with the convenience of an on-site community manager and a property manager. The apartment is offered on a 50% shared ownership basis and the open plan accommodation has a very high specification.

Entry intercoms give access to communal hallways with stairs or lift to all floors. Immediately outside the property there is a separated part of the communal hall which could be used for coats and shoes. A front door leads to the entrance hallway with a cupboard housing the boiler for heating and hot water together with a separate deep storage cupboard.

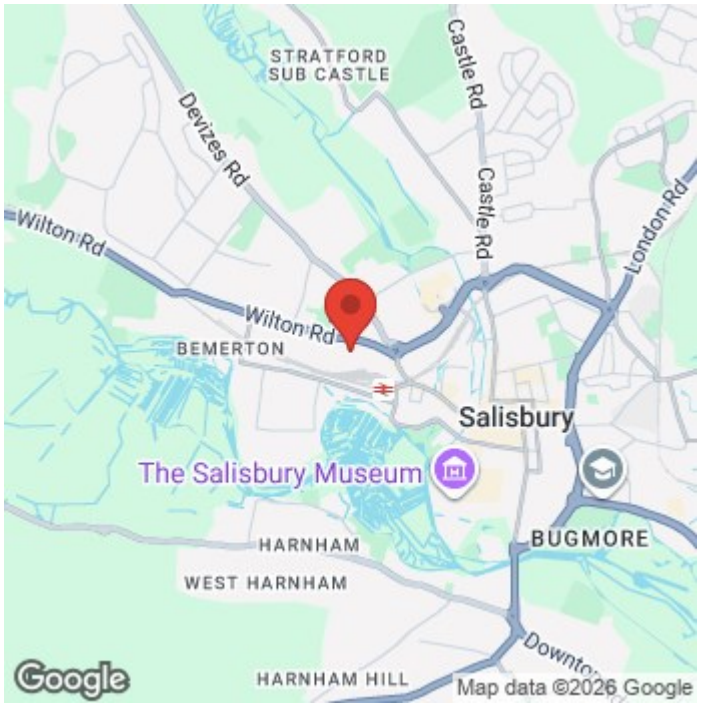
The sitting room has French doors to two balconies which enjoy an East/West orientation one with a view of the Cathedral spire. There is space for a table and chairs and the kitchen area has fully integrated appliances with fridge/freezer, dishwasher, washing machine, oven, hob and extractor hood.

There are two double bedrooms with the main bedroom having an ensuite shower room which has a large cubicle with a rainfall shower, a wash hand basin with a cupboard under, fully tiled walls and floor together with a fitted mirror. There is also a large bathroom with tiled floor and walls and a panel bath with shower attachment.

Further benefits include underfloor heating (with all rooms having separate thermostat controls), new carpets, oak veneer doors, double glazing and a secure audio access entry system and key fob access with a lift serving all floors. A car parking space has been rented for the year ending June 2027 costing £550 and is conveniently positioned near to the side entrance to the building. This can be renewed annually.

2 | 2 | 1 | 1099.10 sq ft

- Second floor retirement apartment for over 55's
- Excellent condition throughout
- Open plan living area with kitchen
- Fully integrated appliances
- Two double bedrooms
- Bathroom
- Ensuite shower room to master bedroom
- Two balconies
- Communal areas
- No chain





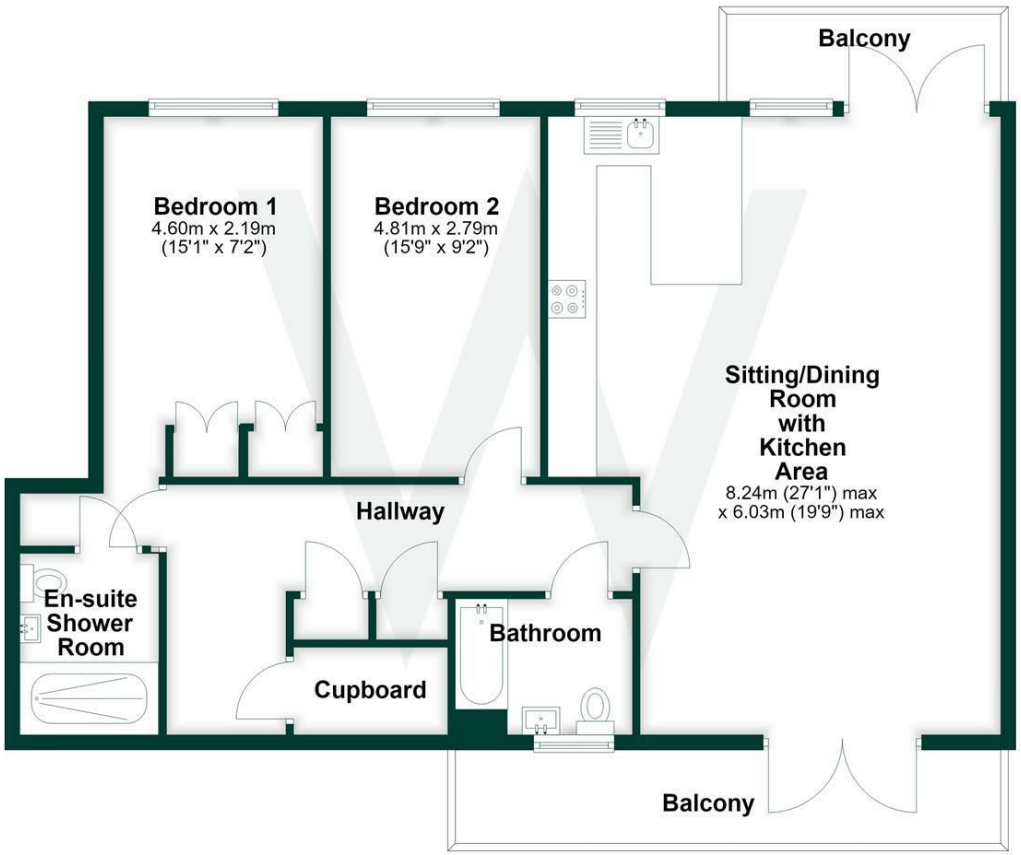








Floor Plan



Total area: approx. 102.1 sq. metres (1099.1 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: F - £4012.07 (2026/2027)

Tenure: Leasehold

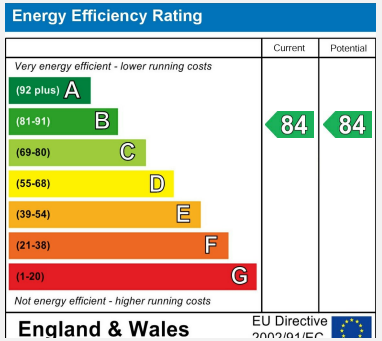
Services: Mains electricity, water and drainage.

Heating: Underfloor electric heating via individual thermostats.

Tenure: The property is held on a 125 year lease from 1st July 2019. Ground rent £500 per annum. Latest service charge £6916 per annum. Rent for 50% share is £827 per month.

Directions: Leave Salisbury on the A36 Wilton Road and take the second left into Fountain Way. Take the next left and Nightingale Square can be found on the right hand side.

What3words: ///moods.buyers.listed



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