





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

- Top Floor Apartment
- Open Plan Reception/Kitchen
- Fantastic View of the City
- On-Site Guest Accommodation
- Lift Access
- Allocated Off-Road Parking
- Modern Facilities
- Clear Cathedral View

The Property

The apartment comprises a generous open plan reception/kitchen, with ample room for sitting room furnishings in addition to a dining set with chairs, a modern bathroom with walk-in shower, an attractive double bedroom with fitted storage, and further storage and utility cupboards located off the private entrance hall. As this particular apartment is central to Constable Court, it is one of few in the development featuring a spectacular large round window in the reception room, with a breathtaking view over the city, including clear sight of Salisbury Cathedral. It is certainly worth mentioning that the bedroom also has a fantastic view of Salisbury Cathedral and beyond.

On Site Facilities

All owners benefit from access to all on-site not-for-profit services and facilities. These include, but aren't limited too;

Beautiful landscaped gardens across the development, exclusive homeowners bar and bistro, the beauty/treatment room, a homeowners social lounge, and guest suites for when you have visitors come to stay.

Location

Constable Court is located on the western side of the city where it is a predominantly level walk to the city centre, with a bus stop nearby. A large range of the excellent range of leisure and shopping facilities available in Salisbury are within walking distance, including a Waitrose, Sainsburys, Two Tesco's, a number of restaurants and Salisbury's iconic Cathedral Close. Salisbury also benefits from a well thought of Playhouse, twice weekly charter market and a mainline station with trains to London Waterloo. The Platinum Skies development shares it's location with Salisbury Medical Practice, Bupa Dental Care and Tanday pharmacy, with a selection of further facilities available for residents on-site.

A stunning top floor one bedroom shared ownership retirement apartment, with an incredible Cathedral view.

Tenure: Leasehold

Size: 658 ft²

EPC Rating: B (81)

Council Tax Band: C



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Lease Information - Lease term, 125 years from 17/09/2020.

Ground Rent £500 and Service Charge £3,703.05 for 01/04/2023—31/03/2024.

Monthly rent of £440.07pcm, payable to Affordable Housing Communities Ltd. (to be reviewed 01/06/2023)

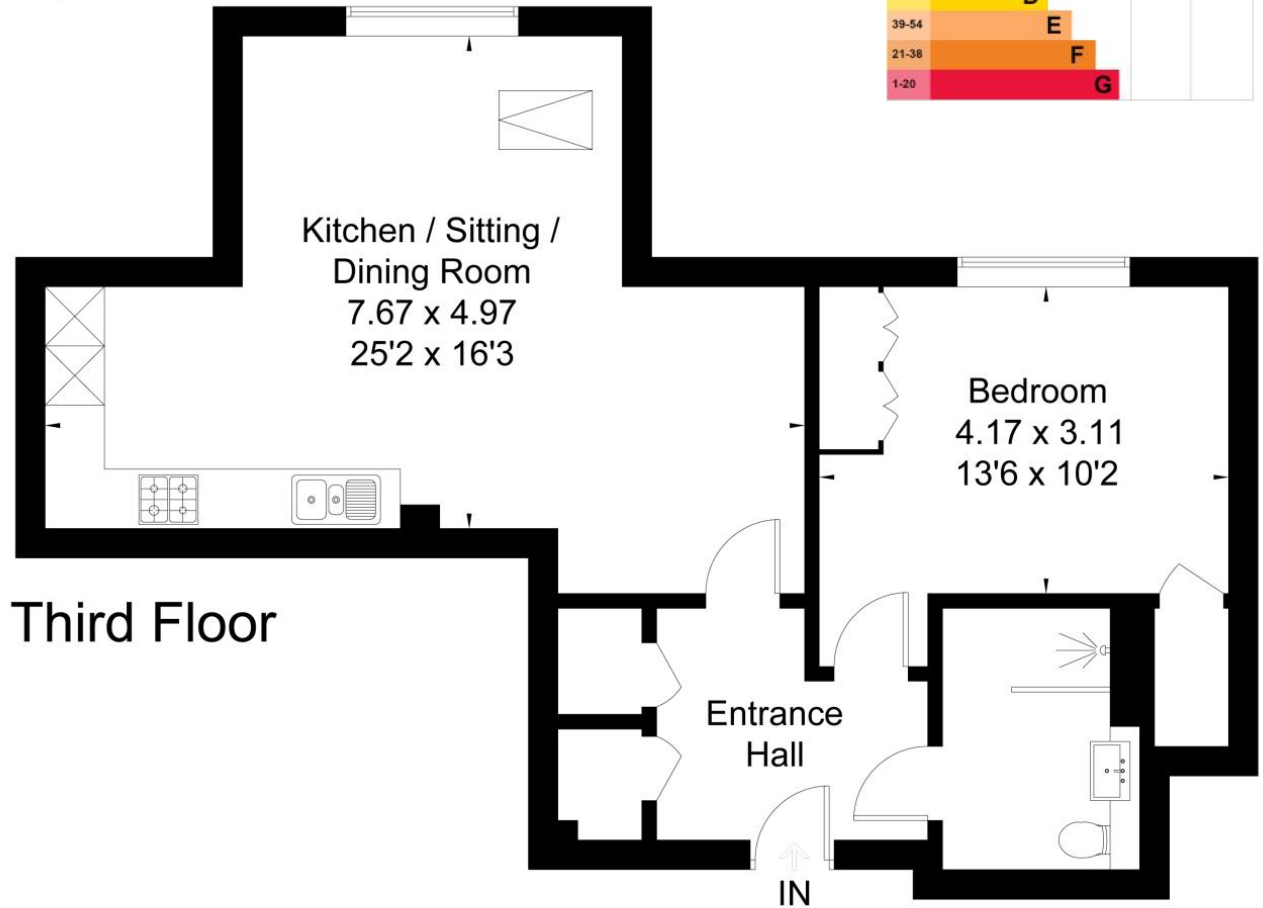
Train Station 0.5 Miles • City Centre 1 Mile • Hospital 3.5 Miles • Doctors Surgery On-Site





Approximate Area = 61.1 sq m / 658 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 316388

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49 High Street, Salisbury, Wiltshire SP1 2PD
01722 337 575 residential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major