

VENDITUM

RESIDENTIAL SALES

EST. 2004



7 New Manor Fountain Way

Salisbury, SP2 7FZ

Guide price £70,000



A beautifully presented ground floor apartment offering spacious accommodation with easy level access from parking and communal entrance. 7 New Manor offers the particularly rare opportunity within this flagship development for the over 55's. The flat has been very well maintained by its current owner and is being sold in virtually 'as new' condition. Features include underfloor heating, high specification kitchen with integral appliances, beautifully fitted bathroom with walk-in shower, and great levels of storage including utility cupboard. The well designed accommodation comprises entrance hall, 6.3m x 4m living room, open plan kitchen with breakfast bar, generous double bedroom with wardrobes and bathroom. 7 New Manor sits within this lovely development, the flat is a short distance from a whole host of communal facilities including residents lounge, bistro, activities suite, library and guest suites. The location also provides easy access to a doctors surgery and dentist as well as being within reach of the city centre. This is a very rare opportunity to acquire a ground floor flat perfectly suited to those with mobility concerns.



Directions

Proceed to the A36 Wilton Road taking the second turning into Fountain Way, New Manor can be found on your right hand side.

Communal Front Door to:

Communal Entrance Hall

Lift and stairs to upper floors. Residents notice board.

Entrance Hall

Full height broom/cloak cupboard and full height utility cupboard with plumbing and space for washing machine. Entry phone system.

Open Plan Living Room/Kitchen

This space is laid out in two defined zones:

Living Space 20'8" x 13'1" (6.3m x 4m)

Double glazed doors and side panels to front aspect, inset ceiling spotlights.

Kitchen 9'6" x 8'10" (2.9m x 2.7m)

Matching range of wall and base units with quartz work surface over. Inset electric hob with extractor fan, eye level oven and convection microwave, integral dishwasher and fridge/freezer. Breakfast bar area, under-unit lighting, ceiling spotlights and extractor fan.

Bedroom 12'11" ext 16'4" x 11'3" (3.95m ext 5m x 3.45m)

Double glazed doors to front aspect, built in triple wardrobe.

Bathroom

Beautifully fitted concealed cistern WC, sink unit and walk-in shower enclosure rainfall head and hand held soaker. Tiled walls and floor, heated towel rail, extractor fan and spotlights.

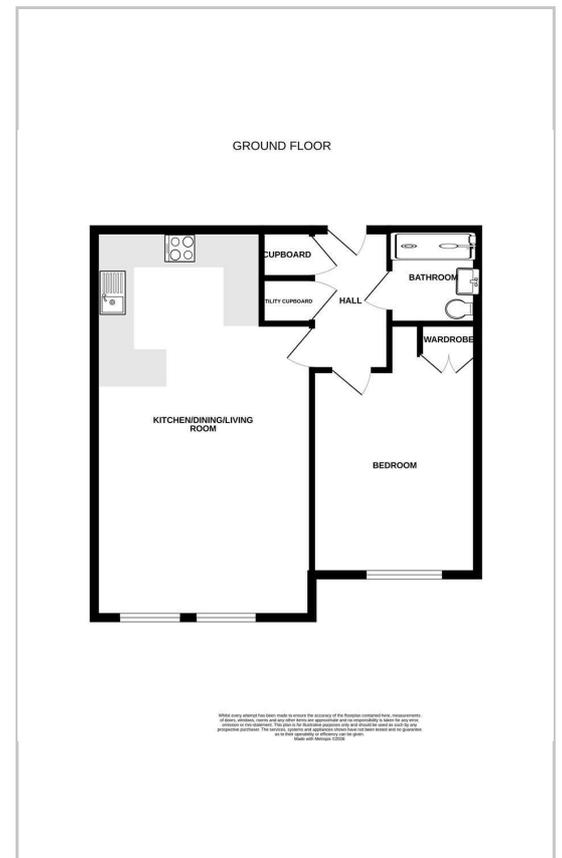
Outside

To the front of the building are well stocked flower beds providing privacy as well as an appealing outlook. To the rear of New Manor is a communal garden with lawn and paved areas. Directly outside the building are parking spaces for guests and residents (full time parking available at an additional annual cost). All of the communal facilities can be found in Constable Court a few metres away.

Area Map



Floor Plans



Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>