



46 Constable Court Fountain Way

Salisbury, SP2 7FT

£120,000



A self contained third floor apartment, with lift access and far reaching views across the city, is available at a 50% shared ownership. Constable Court was the first phase of the Chapters development, built in 2019, as part of this new city based retirement village for the over 55's. The superbly appointed accommodation, with security entry, double glazing and underfloor heating, includes a reception hall, generous double bedroom with built in wardrobe, spacious shower room and an open plan kitchen and living room with double aspect balconies (east and south approx.). Designed to combine independence and community spirit the development includes a residents library, lounges, activities hall with arranged activities and an on-site bistro. Outside there are manicured gardens and dedicated greenhouses to enjoy.



Location

Chapters is situated just beyond the city centre ring road. There is good public transport nearby and a number of local shops, including Tesco metro, within reasonable walking distance. The city has a selection of supermarkets, independent and brand stores and leisure amenities include two theatres, cinema, leisure centre and a variety of restaurants. Salisbury is famed for its beautiful cathedral and also has a mainline rail station, close by, serving London Waterloo.

Private Entrance Hall

'L' shaped with built in laundry cupboard with plumbing for washing machine

Open Plan Kitchen/Living Room 10'0" x 7'10" (3.05m x 2.41m)

Fitted with granite work surfaces with base cupboard and drawer units beneath and with integral stainless steel sink, integral dishwasher, NEFF induction hob with extractor hood above, NEFF microwave and oven, integral fridge and freezer, fitted wall cupboards, peninsular breakfast bar extractor, ceiling down lights.

Kitchen Area 3.05m x 2.41m (10' 0" x 7' 10"): Fitted with granite work surfaces with base cupboard and drawer units beneath and with integral stainless steel sink, integral dishwasher, NEFF induction hob with extractor hood above, NEFF microwave and oven, integral fridge and freezer, fitted wall cupboards, peninsular breakfast bar extractor, ceiling down lights.

Living Area 5.31m x 3.84m (17' 5" x 12' 7"): A superb room with double aspect floor to ceiling windows, 2 balconies with east and south aspects, sliding doors and bi-fold blinds, TV and telephone points.

Bedroom 12'11" x 11'1" (3.94m x 3.39m)

Large floor to ceiling window with blind, outlook over the city, TV and telephone points, 3 door wardrobe

Shower Room

Particularly spacious with large walk-in screened shower, wash hand basin and low level WC in vanity unit, tiling around sanitary ware and to floor, chrome towel radiator, extractor fan, two medicine cupboard. VILLEROY AND BOCH fittings.

Outside

This retirement village, a new concept to Salisbury, incorporates landscaped gardens with feature central fountain and sitting out areas. Within the complex there is a bistro, communal lounge and separate TV lounge and entertainment room and there is a timetable of events prepared by the management.

Tenure

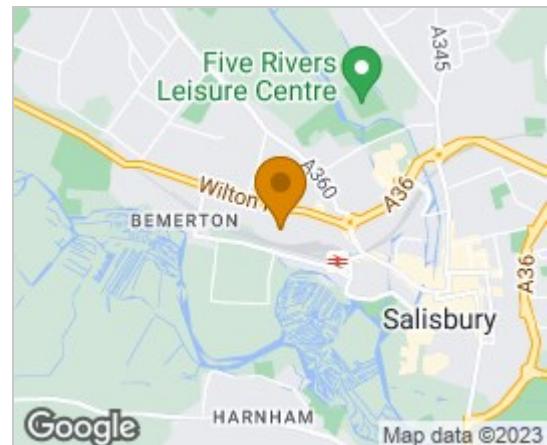
LEASEHOLD 125 years from 2019

Ground Rent: £500

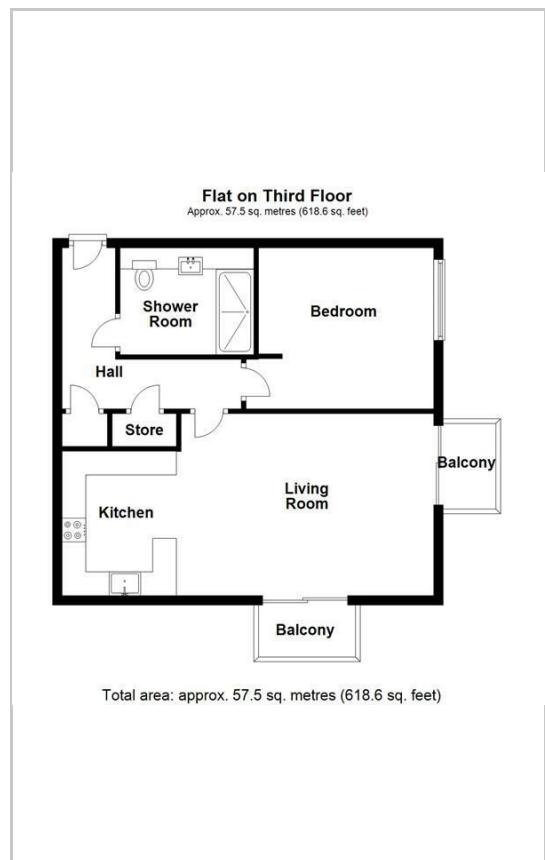
Service Charge: £2,766 pa

50% SHARE RENT £4,350 pa NB We understand that if you pay 75% of the purchase price (i.e. £172,500) then no rental needs to be paid.

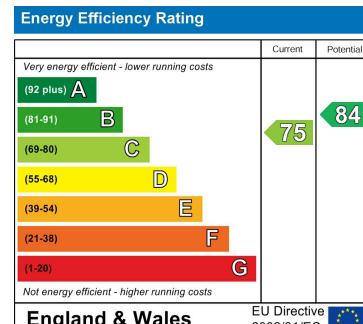
Area Map



Floor Plans



Energy Efficiency Graph



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