



FINCH HOUSE

PLATINUM
SKIES



Find Your New Beginning In Historic Salisbury

Welcome to Finch House, a fully renovated Grade II listed building, restored to its original grandeur. With an exclusive selection of one and two bedroom apartments don't miss your opportunity to own a piece of Salisbury's rich history.

Finch House is a landmark building offering homeowners the best of both worlds. Its historic grandeur lends the apartments and large central atrium a unique style with period features, yet each home has been restored to the latest standards, ensuring efficiency and warmth, plus of course they come with a 10 year new home warranty. Finch House sits within the Chapters community, which boasts a welcoming social environment, including an owners' lounge, bar and bistro, and a guest suite for friends and family.

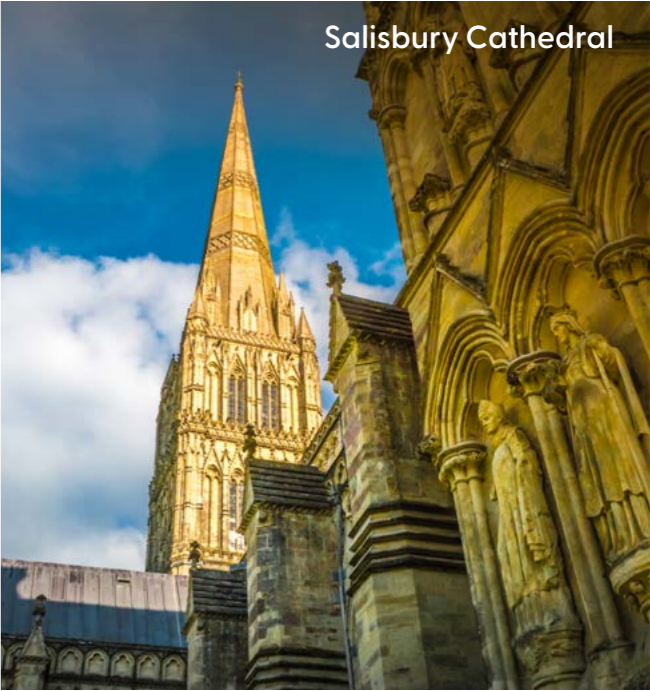
Everything you need to enjoy a fully-supported, independent life.



For our Chapters brochure, or to make a reservation at Chapters, Salisbury Call 01722 626 386 or email getintouch@platinumskies.co.uk



Finch House owners' lounge



Salisbury Cathedral

Historical Overview

Italianate grandeur is restored to this elegant Grade-II listed building to create twenty-one stunning homes, now available exclusively for over 55s.

The completion of Finch House marks the final phase of Chapters, the re-development of the wider Old Manor Hospital site which has been transformed into an exclusive community for the over 55s. The building was owned in the early 19th century by Dr William Finch, whom it has now been named after.

The priority during this restoration was to protect its identity and restore as many original features as possible. The picturesque painted brick and rendered building includes an iconic tower which three of the apartments enjoy as part of their internal layout. Finch House features two studio, fifteen one-bedroom and four two-bedroom apartments, all designed with the perfect blend of luxury and practicality.

Outside, the building's listed fountain statue has been restored and takes pride of place in the attractive pond forming part of Finch House's main entrance. The original glasshouse has also been restored and landscaped gardens,

including a rose garden, provide calming spaces for homeowners to enjoy.

An elegant atrium spans two storeys of the building, creating a welcoming and light filled space. A cascading feature light, period-appropriate furniture and décor lend the building a style reminiscent of an English country house. Staircases and a lift provide access to all floors, with apartment access leading off the central hall.

Finch House's historic grandeur identifies it as the landmark building within the Chapters retirement village. A vibrant village community with a mix of new-build apartments and houses and lovingly restored Victorian cottages and grand Italianate villas. It's a remarkable transformation of the Old Manor Hospital site into stylish, comfortable homes.



Ground floor owners' lounge and atrium



The south facade, opening out onto landscaped gardens

1 Bedroom Apartment

Ground Floor Apartment 2

Living / Dining Room	5.37 x 3.77m. max
Kitchen	3.08 x 2.31m. max
Bedroom	5.11 x 4.20m. max
Bathroom	2.32 x 2.01m. max



Apartment size
60.2m² / 647.9ft²



2 Bedroom Apartment

Second Floor Apartment 21

Living / Dining Room	7.00 x 5.05m. max
Kitchen	3.18 x 3.09m. max
Bedroom 1	5.51 x 5.11m. max
Bedroom 2	5.14 x 4.26m. max
Bathroom	2.35 x 2.00m. max
En-suite	2.75 x 2.29m. max



Apartment size
101m² / 1087.15ft²





First floor owners' lounge and atrium

Apartment Specifications

Entrance

- Entrance doors are 4 panelled Victorian style fire rated solid core timber doors with enhanced security.

Kitchen

- Grained finish shaker style fitted kitchens. Finished in chalk white, dove grey or indigo.*
- Sergio Quartz kitchen worktop with 25 year warranty.
- Integrated appliances: Neff slide and hide fan-assisted single oven, microwave, induction hob with telescopic hood, fridge freezer, Bosch washer-dryer and dishwasher
- Stainless steel single lever mixer tap with undermounted bowl and a half sink
- Under cupboard LED lighting
- Natural finish tiled flooring or Highland Oak effect luxury vinyl tiles with 25 year warranty*
- Recessed LED downlighters

Living Area

- Recessed LED downlighters with dimmer switch control
- Underfloor heating with thermostatic control
- Neutral coloured carpet with 10-year wear and

stain warranty and luxury insulated underlay or Highland Oak effect luxury vinyl tiles with 25 year warranty*

Bathrooms

- Villeroy & Boch semi recessed basin
- Vado freestanding single lever basin mixer tap
- HIB mirrored medicine cabinet, with built-in shaver socket and lighting
- Villeroy & Boch wall-hung WC with soft close hinges, concealed cistern and dual flush
- Apartments with main bathroom fitted with a 1700 x 800mm shallow profile anti-slip shower tray
- Showers are fitted with a glass shower screen, fixed shower head & wall mounted shower hose
- Hansgrohe shower thermostat conveniently positioned to adjust water temperature before entering the shower
- Walls finished in full height ceramic tiles
- Electric heated towel rail with thermostatic control
- Recessed LED downlighters
- Underfloor heating with thermostatic control
- Natural finish floor tiles

Bedroom

- Master bedrooms with built-in wardrobes
- Neutral coloured carpet with 10-year wear and stain warranty and luxury insulated underlay
- Decorative lighting with dimmer switch
- Lighting 2-way-switched from side of bed in master bedroom
- Underfloor heating with thermostatic control

Communications

- Television point in bedrooms and living area (cable TV enabled)**
- Telephone point in living room

Utilities

- Metered hot water and heating
- Underfloor heating throughout
- 13 amp power circuits

Security

- Video entry phone system
- Doors with spy hole and euro profile sashlock and thumb-turn lock (apartments)
- Mains supply smoke and heat detectors

Notes

Variations occur between the specification of apartments due to the unique nature of Finch House. Please check with the sales team for individual apartment schedules or to ask about a specific feature.

** Connection to the communication infrastructure and satellite channels to be arranged by and at the cost of the purchaser via a service provider in the normal manner

Proud to work in partnership with



What Shall We Do, Or Not Do, Today?

We pride ourselves on creating communities where like-minded people can live and laugh together.

But one of the pleasures of life here, is being able to choose just how much, or how little you want to be involved. Whether you prefer time to yourself or a more active lifestyle, there's always plenty going on. You might decide to meet up with neighbours and friends for a coffee - 'Shall we say 10 O'clock in the Owners' Lounge?'

Maybe a light lunch in the Bistro (that would give you enough time for a little indulgence in the Treatment Room beforehand). People coming to see you? There's a Guest Suite where friends and family can stop-over in comfort.



You can also look forward to a varied programme of pay-as-you-go activities throughout the year, from keeping mind and body on the go, to other pursuits further afield. If you're up for it we'll make it happen.

But maybe you just fancy curling up in a corner somewhere with a good book. Whatever you choose to do, we're here to help smooth the way.



Shared Ownership, A Welcome Home

You might have heard of Shared Ownership and thought it was simply for first-time buyers. But Platinum Skies offer our own shared ownership scheme, available exclusively to over 55s and helping to make the retirement you've dreamed of possible.

So how does it work?

Well, with a Platinum Skies property, you purchase a share that you can afford, typically 50% of the property's value - then pay a low rent on the remaining share.

As you only pay a proportion of the full market value, you can afford an age-appropriate apartment in a vibrant community, improving your health and wellbeing.

More importantly, you retain property ownership, so you'll still benefit from a secure asset that could appreciate over time.

Our Platinum Skies Shared Ownership scheme enables you to rightsize your home and free up your equity.

So where's the catch?

As unlikely as it sounds, there really isn't one. Along with a small service charge for upkeep and maintenance, the rent can be paid from your pension.

The rental charges and fees are calculated in accordance with guidelines set by the regulator. And maintenance services are delivered on a not-for-profit basis so charges are kept as low as possible.

If you're moving from an old family home, you'll probably make a saving on Council Tax. Fuel bills are likely to be cheaper too, thanks to the energy-efficient quality of our homes. And, with Platinum Skies as your long-term partner, you can count on us to keep everything in tip-top condition.

How does Shared Ownership typically work?



"I couldn't be happier"

"There are two reasons that I love living at Chapters. Predominantly, I love the development and I think the design of it is fabulous. We all have lovely homes and there are central parts of it like the bistro, where we all gather and have lovely times. It's a very happy place. It's a lot of fun. When I moved here, it just felt like moving into a lovely, welcoming home.

The second reason is that it's very close to Salisbury city centre and Salisbury is buzzing. It has everything – music, theatre, shops, and the market – everything that you could want."

Chapters homeowner, Salisbury



Getting Around

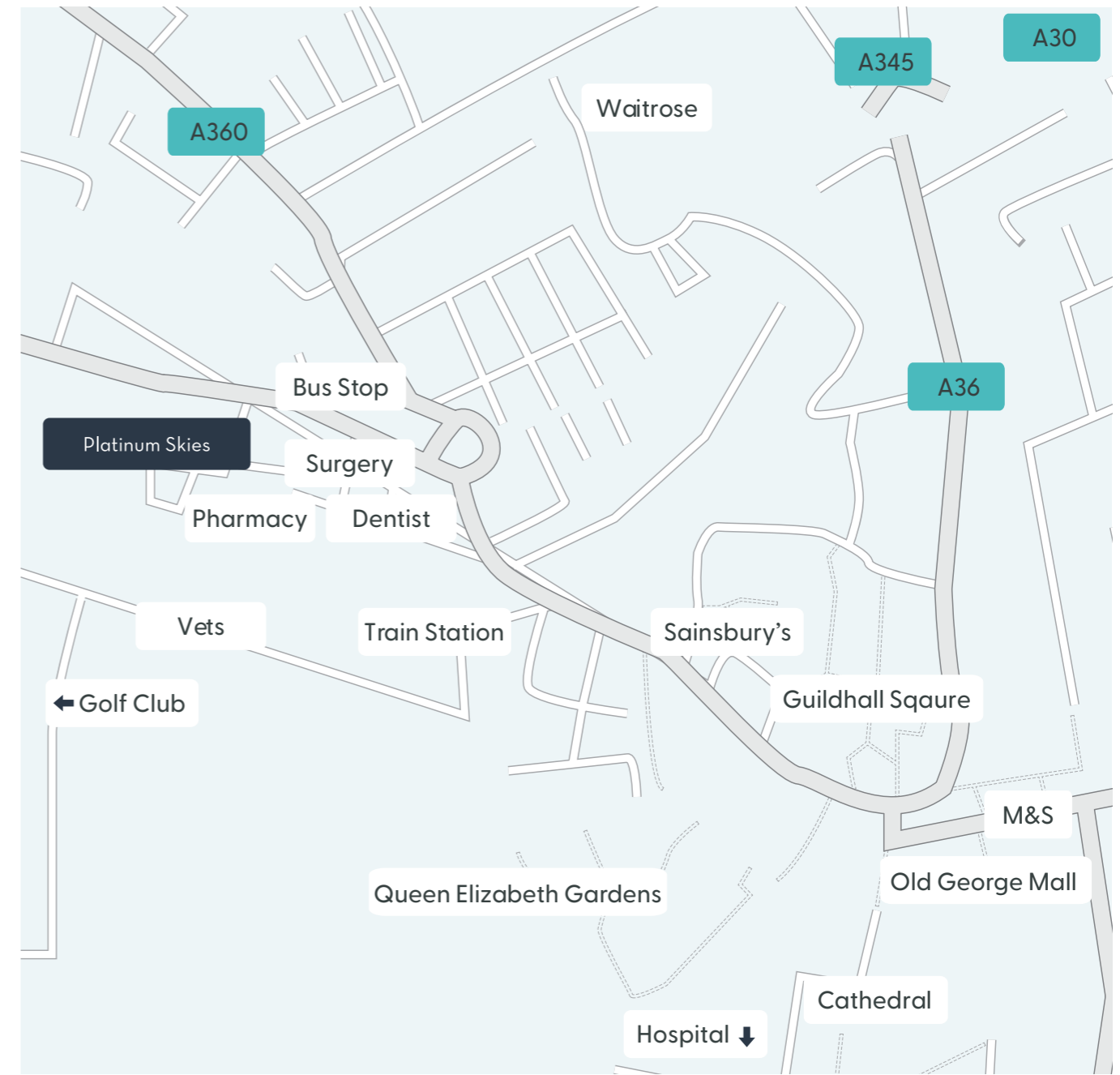
A vibrant community close to the heart of the city, Chapters is perfectly located for all the transport links you'll need to take you far and wide.

Situated off Wilton Road in west Salisbury, Chapters has access to all the local amenities, whether you're planning a trip to the theatre, cathedral or further afield via bus or train.

Salisbury has good public transport systems that connect to several towns and other locations in

surrounding areas. The nearby train station has a direct line to London, and buses run throughout the city and beyond, visiting most of the popular locations such as Stonehenge, Bournemouth, Southampton, and Dorchester.





Train Station 🚶 10 mins 🚌 5 mins	Shopping Mall 🚌 9 mins 🚶 17 mins	Churchill Gardens 🚌 27 mins 🚶 31 mins	Salisbury Arts Centre 🚌 15 mins 🚶 21 mins
Post Office 🚌 12 mins 🚶 16 mins	Sainsbury's 🚌 8 mins 🚶 13 mins	Community Farm 🚌 20 mins 🚶 37 mins	
Banks 🚌 11 mins 🚶 18 mins	Tesco 🚌 10 mins 🚶 16 mins	Sports Club & Golf 🚌 8 mins 🚶 14 mins	
Salisbury hospital 🚗 8 mins 🚌 31 mins	Salisbury Market 🚌 10 mins 🚶 18 mins	Five Rivers Leisure 🚌 25 mins 🚶 47 mins	
Medical Centre 🚌 9 mins 🚶 15 mins	Salisbury Cathedral 🚌 12 mins 🚶 19 mins	Nature Reserve 🚌 25 mins 🚶 26 mins	

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