

Myddelton&Major

Maeve House, New Street

SALISBURY





Flat 6, Maeve House, 15 New Street, Salisbury, Wiltshire, SP1 2PH

- Two Double Bedrooms
- City Centre Location
- Stunning Interior Design
- Well Appointed Bathrooms
- Large First Floor Apartment
- Two En Suite Bathrooms
- Open Plan Living
- Fully Fitted Kitchen
- Share of Freehold
- Separate Guest Cloakroom

The Property

Maeve House is a development of just 9 high quality apartments, constructed by the well regarded local developer Ludlow Properties Ltd. Number 6 is a very well proportioned and unusually spacious apartment located at the rear of the development. As the property is on the first floor it is naturally well lit and is remarkably peaceful for being in the city centre. The apartment has been fitted with fully programmable and electric wall-mounted heaters, we understand these can be controlled independently via the internet.

The front door opens from the communal landing (which only serves two other properties) into a welcoming hallway, with doors to the majority of the well laid out and proportioned accommodation. The kitchen/sitting/dining room is located at the very rear of Maeve House, with large floor to ceiling, south facing, glazed sliding door and windows letting in plenty of natural light. The kitchen has been extremely well planned and fitted, with contrasting units, stone worktops and built in appliances including a double oven (one of which is a combination microwave oven), dishwasher, induction hob, washer/dryer and two wine fridges. The living space beyond offers plenty of room for a dining table, sofas, armchairs and associated furniture.

The two double bedrooms both have well designed and fitted, high specification, en suite bath/shower rooms, with the principal bedroom also has a fully lit walk-in wardrobe. A guest cloakroom and separate storage cupboard complete the accommodation.

A 'best in class', two bedroom city centre apartment, presented in immaculate condition, with furnishings available.

Tenure: Share of Freehold Size: 977 ft² EPC Rating: C (69) Council Tax Band: C



Services - Mains electricity, water and drainage are available. Electric heating. Ofcom suggests broadband speeds of up to 1,000Mbps are available and that all main mobile services are available.

Lease Term - 999 years from 29/09/2020. **Service Charge** - £1,030 1/5/24 - 30/4/25. **Ground Rent** - Nil.
Building Insurance contribution - Approx £300 due August 24

Cathedral 0.2 Miles • Market Square 0.5 Miles • Hospital 1.5 Miles • Train Station 0.6 Miles

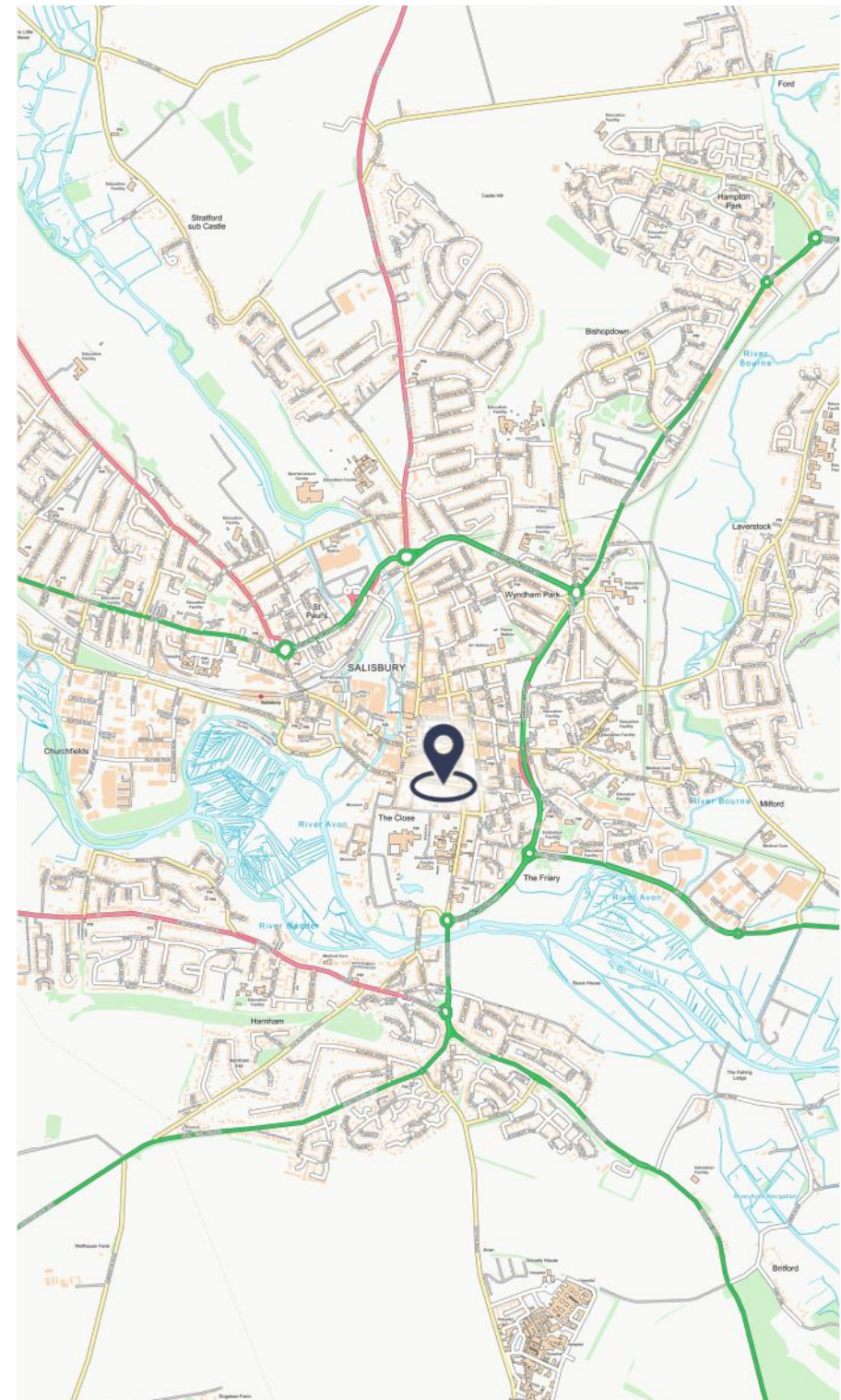


Outside

The communal front door is accessed from New Street by way of a paved path, which leads past the communal bike store and bin store. A video entry phone system allows visitors to gain access. We understand the Freeholders of Maeve House have recently voted to install pedestrian gates near New Street, to further enhance the seclusion and privacy of the residents at Maeve House, we further understand that the cost of installing these gates is covered by funds already held by the management company on behalf of the Freeholders.

Location

Maeve House is located in the heart of Salisbury city centre, backing onto the historic Cathedral Close and is a level walking distance from all of the city's excellent range of facilities—shopping, educational, cultural and leisure as well as a mainline station with trains to London Waterloo (journey time approximately 90 minutes). Salisbury also supports a well thought of playhouse and a twice weekly market.



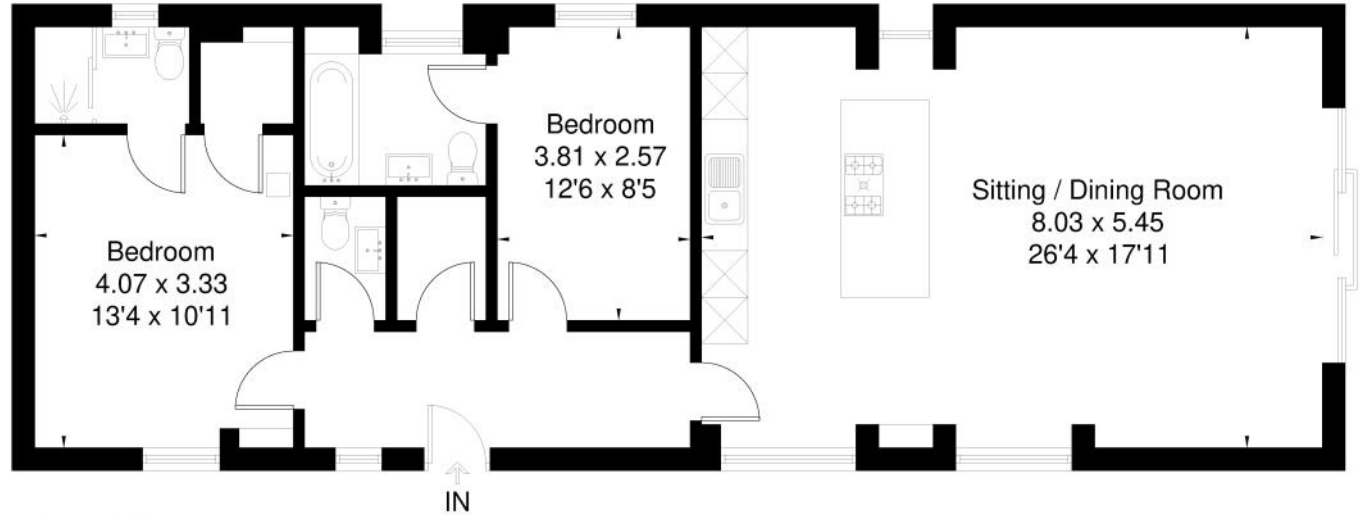


MAVEY HOUSE

FLATS 3,6 & 9

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Floor Area = 90.5 sq m / 977 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72913



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