





118 The Close, Salisbury, Wiltshire, SP1 2EY

- Well-presented accommodation
- Set in a prestigious development
- Stylish ground floor apartment
- Views of the River Avon and watermeadows.
- In the heart of the Cathedral Close
- Attractive communal grounds
- Private parking for one vehicle
- Appliances included

The Property

118 The Close is situated in the sought-after development of Sarum St Michael, set in a peaceful and private area within The Close, with extensive communal grounds fronting the River Avon and glorious views across the water meadows.

The flat's well-presented accommodation includes: entrance hall, light and airy living room, modern fitted kitchen with integrated appliances, double bedroom, shower room. Gas central heating, double glazed sash windows with plantation shutters.

Location

The Cathedral Close is situated in the very heart of Salisbury city centre, with its full range of shopping and recreational facilities right on the doorstep – as well as the renowned Playhouse theatre and the twice weekly charter market in the square. Salisbury has excellent road links to London and the West Country (A303), Southampton (A36) and Bournemouth (A338), and provides direct trains to London Waterloo (90 mins), Bristol (80 mins) and Bath (60 mins).

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

A stylishly presented ground floor apartment in the heart of the Cathedral Close.

Size: 609 sq ft

Council Tax: Wiltshire £2,525.94 (2024/25), Band D



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Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.


Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.

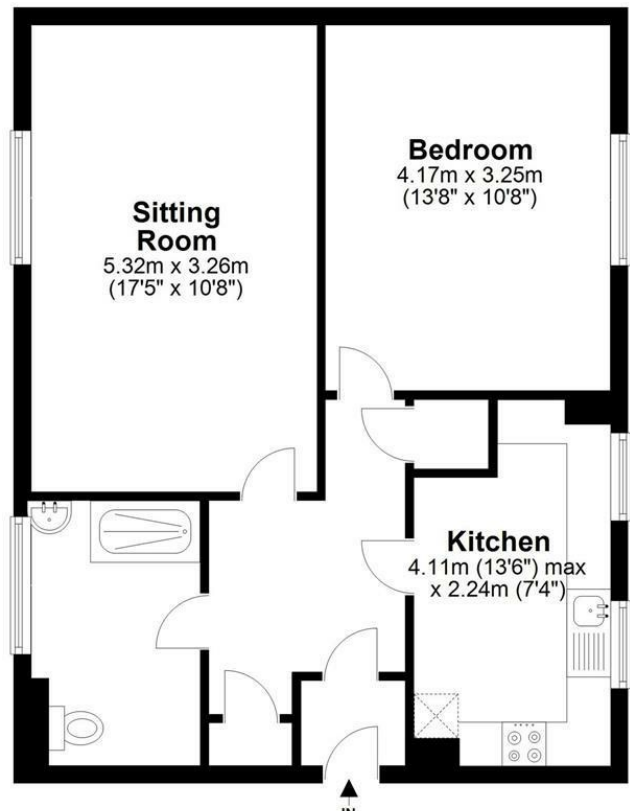





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus) A			
(81-101) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Flat





Total area: approx. 56.7 sq. metres (609.8 sq. feet)

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 Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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49 High Street, Salisbury, Wiltshire SP1 2PD
01722 337 579 lettings@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major