

Myddelton&Major

132 The Close

SALISBURY





A very large and rarely available three bedroom ground floor apartment set within the Cathedral Close, in excellent condition and with parking.

Tenure: Leasehold Size: 1,387 ft² EPC Rating: C (74) Council Tax Band: F

Leased Until: 26/9/2146 Ground Rent: £45.05 (29/9/24-28/9/25) Service Charge: £4,824.92 (26/3/24-25/3/25)



3



1



2



1

Services - All mains services are available. Ofcom suggests full fibre broadband of up to 1,000Mbps is available.

Market Square 0.5 Miles • Train Station 0.9 Miles • Hospital 2 Miles • Harcourt Medical Centre 0.5 Miles

132 The Close, Sarum St Michael Salisbury, Wiltshire, SP1 2EY

- Three Double Bedrooms
- Ground Floor Apartment
- Recently Fitted Boiler
- 3 Acres of Communal Gardens
- Very Rare Opportunity
- 1387 sqft of accommodation
- Ready to Move In
- Set in The Cathedral Close
- Parking Space
- Well Appointed Bathrooms

The Property

Set in the peaceful heart of Sarum St Michael within the glorious Cathedral Close, 132 The Close is a rarely available three double bedroom, ground floor apartment offering larger than average accommodation for the area and in excellent decorative order ready for the next owner to move straight in. The property has been very well maintained and is in excellent order.

The property is entered via a communal entrance and leads straight into a wide hall giving a lovely feeling of space, a well appointed bathroom is directly to your right hand side and has a bath and shower as part of the suite. A large double bedroom is opposite and has a lovely view out over the gardens. There is a large fitted hall cupboard. There are two further double bedrooms both with fitted wardrobes and the principal of which enjoys its own bathroom.

A central, large reception room provides for an open plan sitting/dining room with view out through sash windows to the gardens., a door leads through to well appointed kitchen with plenty of above and below counter storage, an electric hob and inset sink, there is also space for a kitchen table.



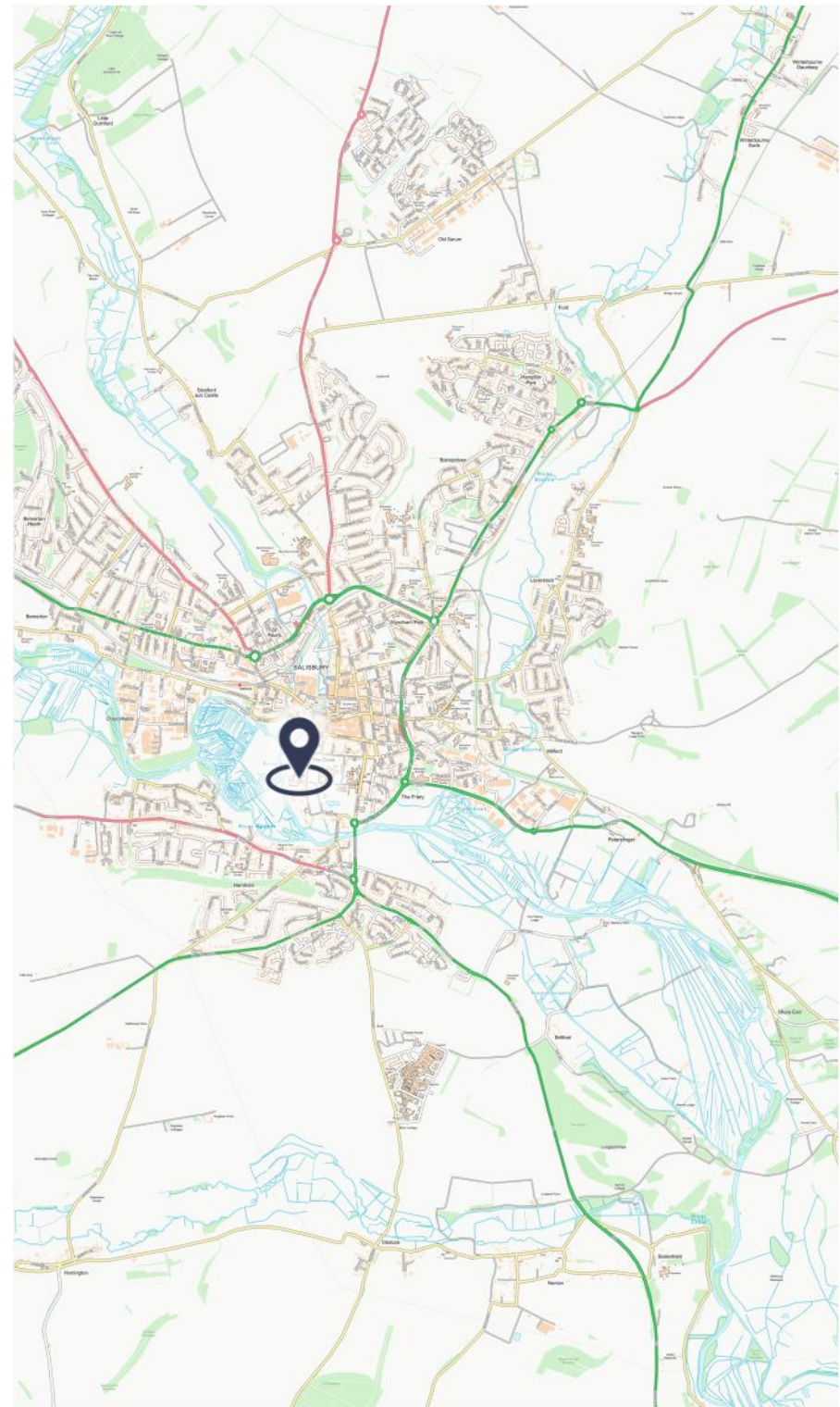
Outside

The property sits within approximately three acres of attractive and well maintained communal gardens which run down to the River Avon, with delightful views over the water meadows beyond and also of the cathedral. We understand that Sarum St. Michael retains the fishing rights in the portion of the River Avon adjoining the communal gardens (subject to a rod license and in due season). Each flat has the right to park a car in the parking spaces, with visitors parking permits available as well.

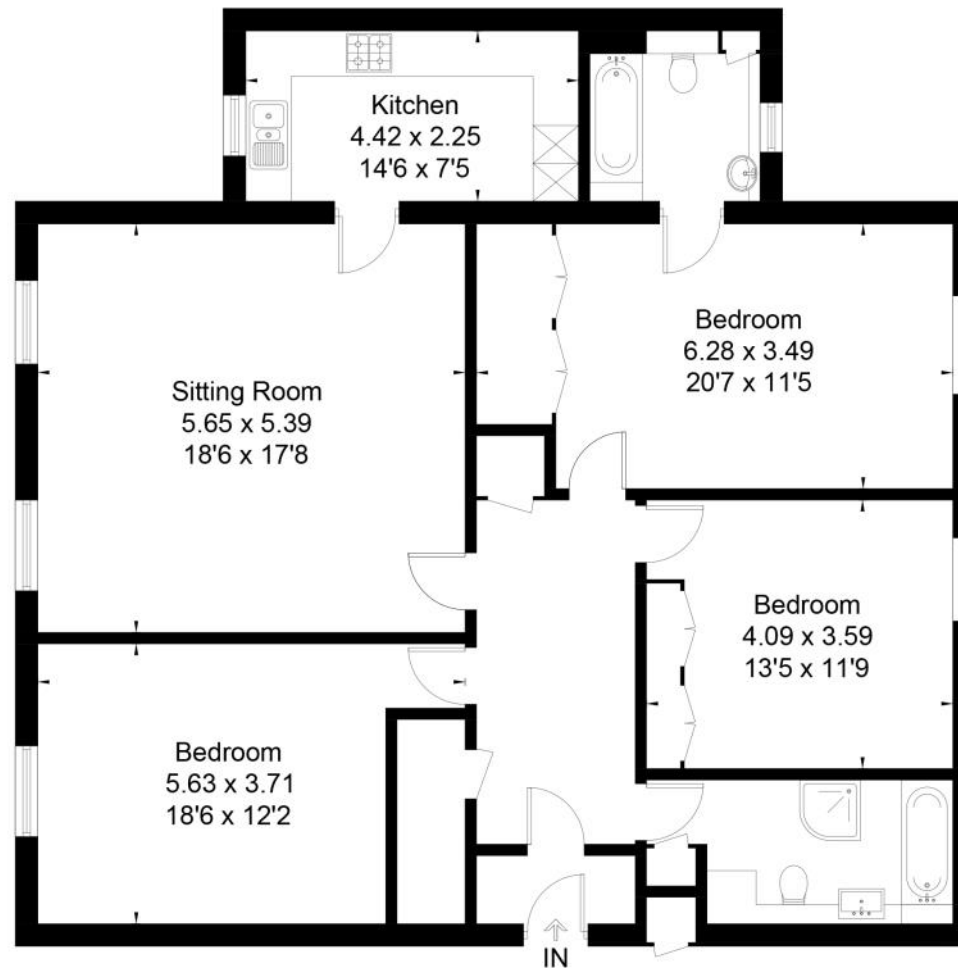
Location

Located directly alongside the River Avon within the highly coveted Sarum St. Michael of Salisbury's Cathedral Close; a rare and historical area with numerous period buildings (including Arundells and Mompesson House), Salisbury Museum and an atmosphere all of its own.

Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. 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) from Salisbury mainline railway station.



Approximate Floor Area = 128.9 sq m / 1387 sq ft
(Excluding External Store)



Ground 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 #80751

Disclaimer Notice

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Myddelton & Major





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and everything in between