

# Myddelton&Major

139 The Close

SALISBURY







## 139 The Close, Sarum St Michael Salisbury, Wiltshire, SP1 2EY

- 2 Bedrooms
- Located on The Close
- No onward Chain
- Parking Space
- Well Appointed Kitchen
- Very Well Presented
- 124 Year Lease (2024)
- 3 Acres of Communal Grounds
- Bathroom with Walk in shower
- Central Salisbury Location

### The Property

A well-presented two-bedroom second floor apartment set within 3 acres of communal gardens including spectacular outlook over the River Avon and views to the west over 'Constables Water Meadows'.

Set within Salisbury's iconic Cathedral Close, the property offers easy living close to its parking, this apartment offers a good size entrance hallway, good storage and excellent room proportions throughout. Accessed via a communal entrance stairs lead up to the second floor to this apartment. The private entrance hall provides access to all the other rooms with an attractive laminate flooring which runs through to the kitchen and bathroom. From the private hallway and to the front the double aspect and spacious living room enjoys delightful views over the water meadows and the communal gardens. The kitchen, again with delightful views is fitted with a modern range of floor and wall units, work surfaces with a built-in four ring electric hob with electric oven below. There is plumbing and space for a washing machine an integral dishwasher and fridge.

The main bedroom another dual aspect room with two built-in double wardrobes across one wall and cabin style wardrobe over the bed on the opposing wall. The modern fitted bathroom with double storage cupboard, large double shower cubicle, wash basin with vanity unit below and WC. A smaller bedroom completes the accommodation.

Offered with no onward chain.



A very well presented two bedroom second floor, lateral apartment set in the heart of Salisbury's fabled Cathedral Close, with parking.

Tenure: Leasehold (125 years from 2024) Size: 764 ft<sup>2</sup> EPC Rating: C (72) Council Tax Band: E



2



1



1



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

Service Charge (24/25) £2590.42. Ground Rent (24/25) £35.42

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





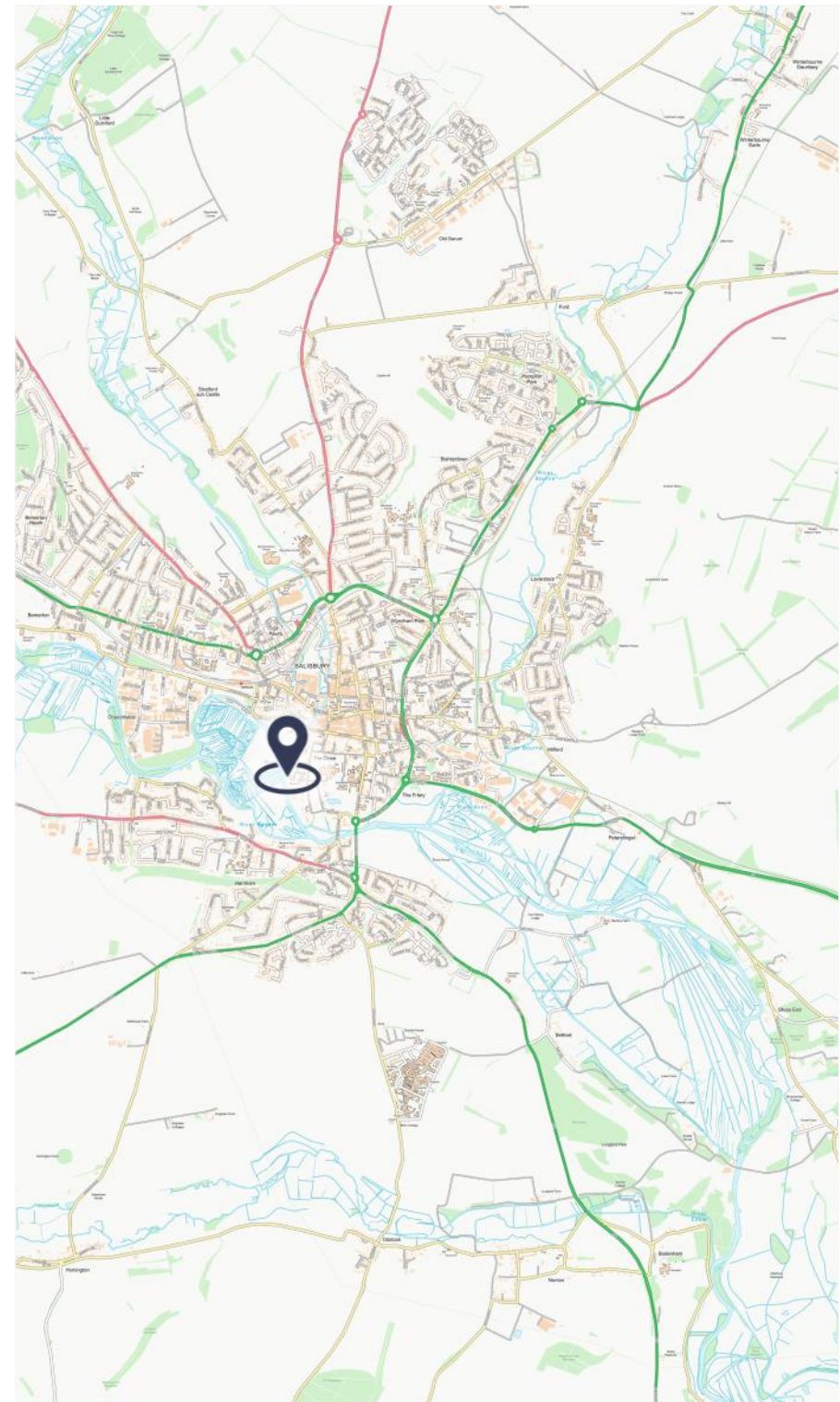
## Outside

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.

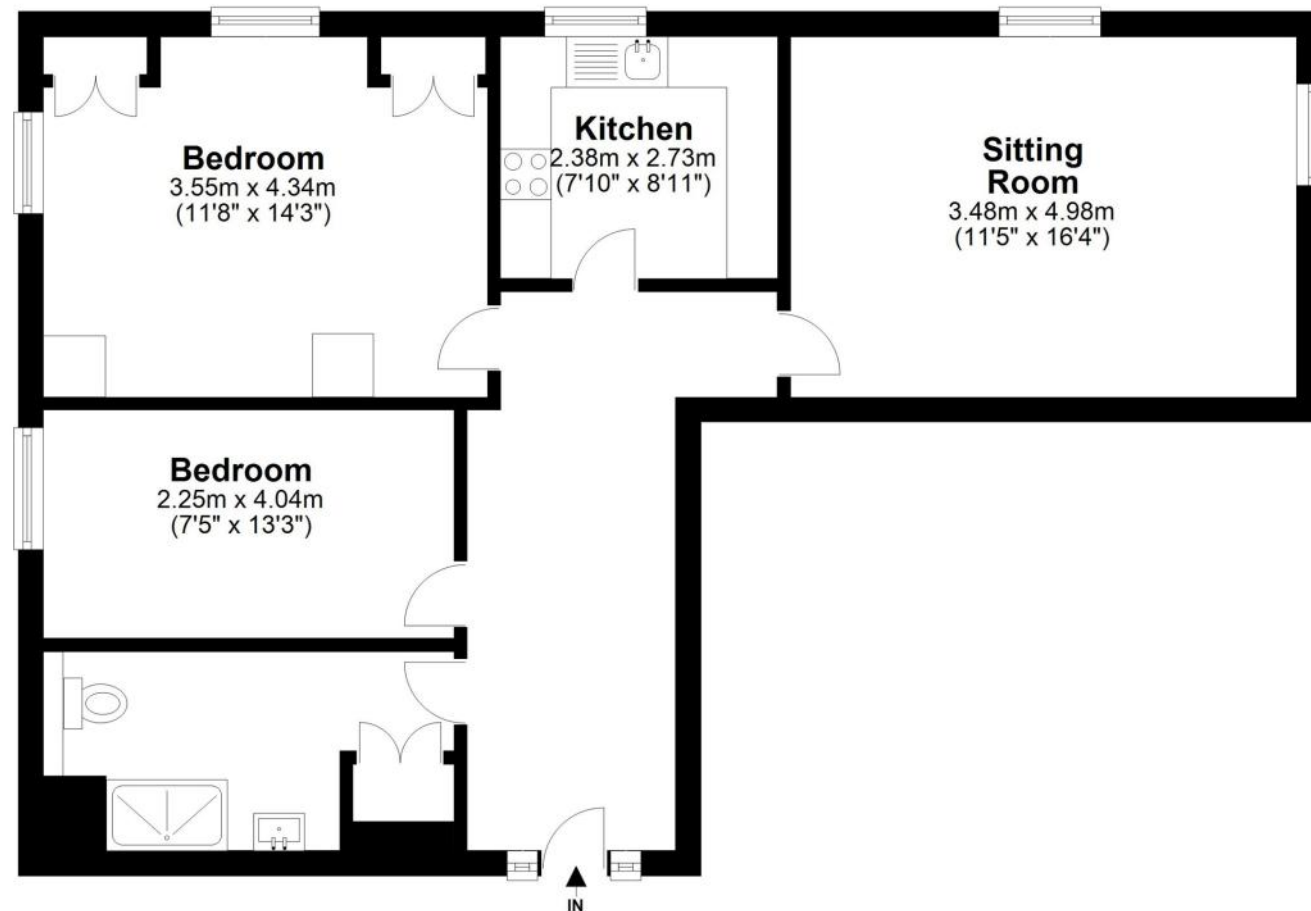








## Second Floor Flat



Total area: approx. 70.9 sq. metres (763.7 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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