

Myddelton&Major

117 The Close
SALISBURY





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

Tenure: Leasehold (Expires 26/09/2146) Size: 928 ft² EPC Rating: C (75) Council Tax Band: F



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Services - All mains services are available. Ofcom suggests full fibre broadband of up to 1,000Mbps is available and all main mobile phone provider coverage is likely

Service Charge £3819.63. Ground Rent £45.05

Market Square 0.5 Miles • Train Station 0.9 Miles • Hospital 2.0 Miles • Southampton 24.1 Miles

117 The Close Salisbury, Wiltshire, SP1 2EY

- Three Bedrooms
- Located in The Close
- Parking Space
- Fishing rights
- Landscaped communal grounds
- Well presented
- Long Lease
- Close to Amenities
- Delightful Outlook
- One Reception Room

The Property

A well-presented, three-bedroom second floor apartment set within three acres of communal gardens including a spectacular outlook over the River Avon and views to the west over 'Constable's Water Meadows'. Set within Salisbury's iconic Cathedral Close, the property offers easy living close to its parking. This apartment offers a generous 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 a built-in storage cupboard Housing a Worcester gas combination boiler.

At the far end of the entrance hallway is a spacious open-plan living/ dining room, enjoying a dual aspect. The outlook from this room is particularly attractive, with views over the communal grounds and towards the water meadows, offering a peaceful and picturesque backdrop. The room also features a delightful electric fire set within an attractive stone surround, creating a warm and inviting focal point. Flanking the fireplace are two built-in cupboards with shelving above, providing both storage and display space.

A doorway from the living area leads into the kitchen, which is fitted with a modern range of floor and wall units with roll-edge work surfaces. Integrated appliances.

The main bedroom is a generously sized double room, featuring a full run of built-in wardrobes along one wall. The second bedroom is also a spacious double, similarly equipped with a wall of built-in wardrobes. The third bedroom is a well-proportioned single room, currently used as a study. The shower room is fitted with a fully tiled shower cubicle with a mains-fed shower, wash hand basin and WC set into a vanity unit with storage below.



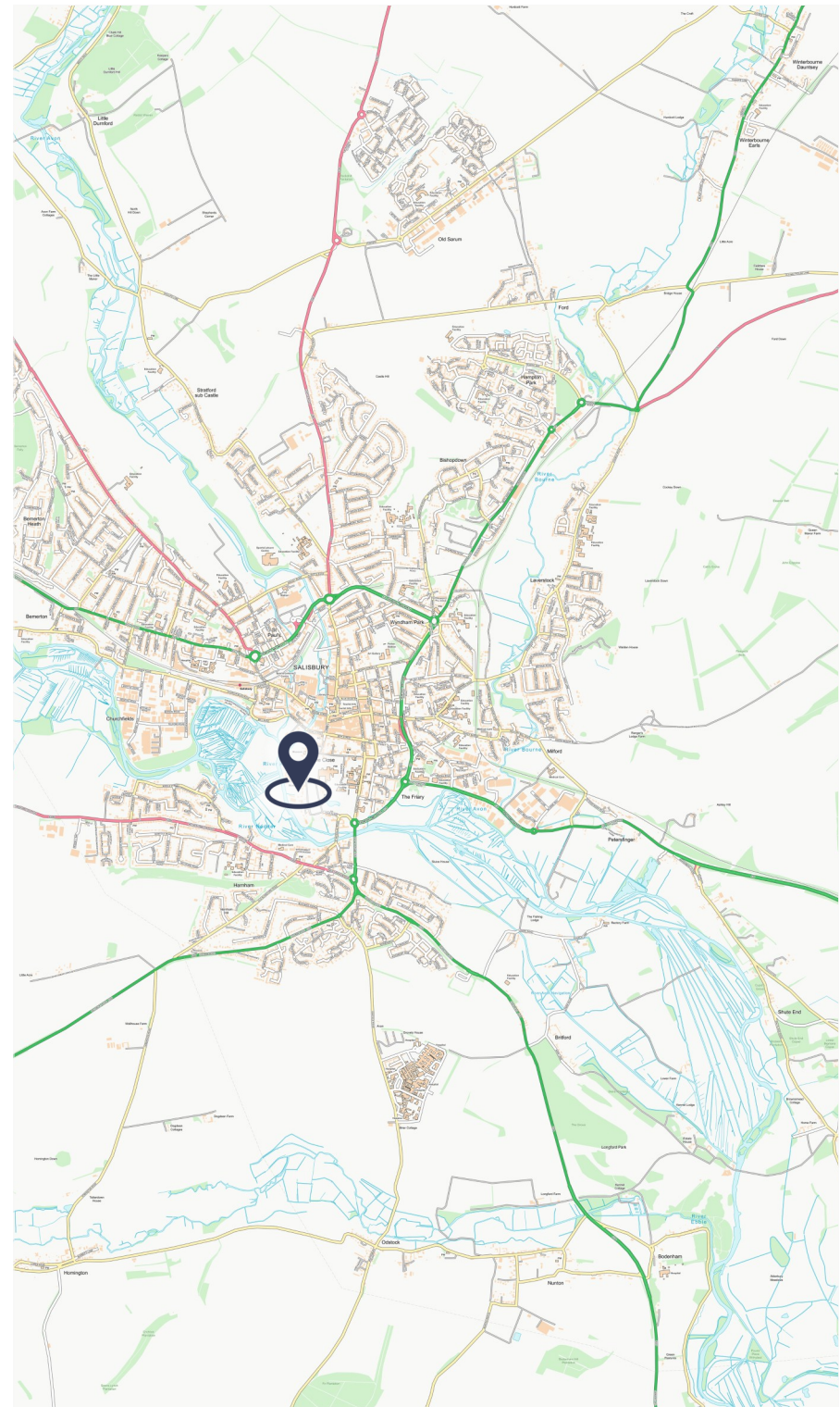
Outside

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

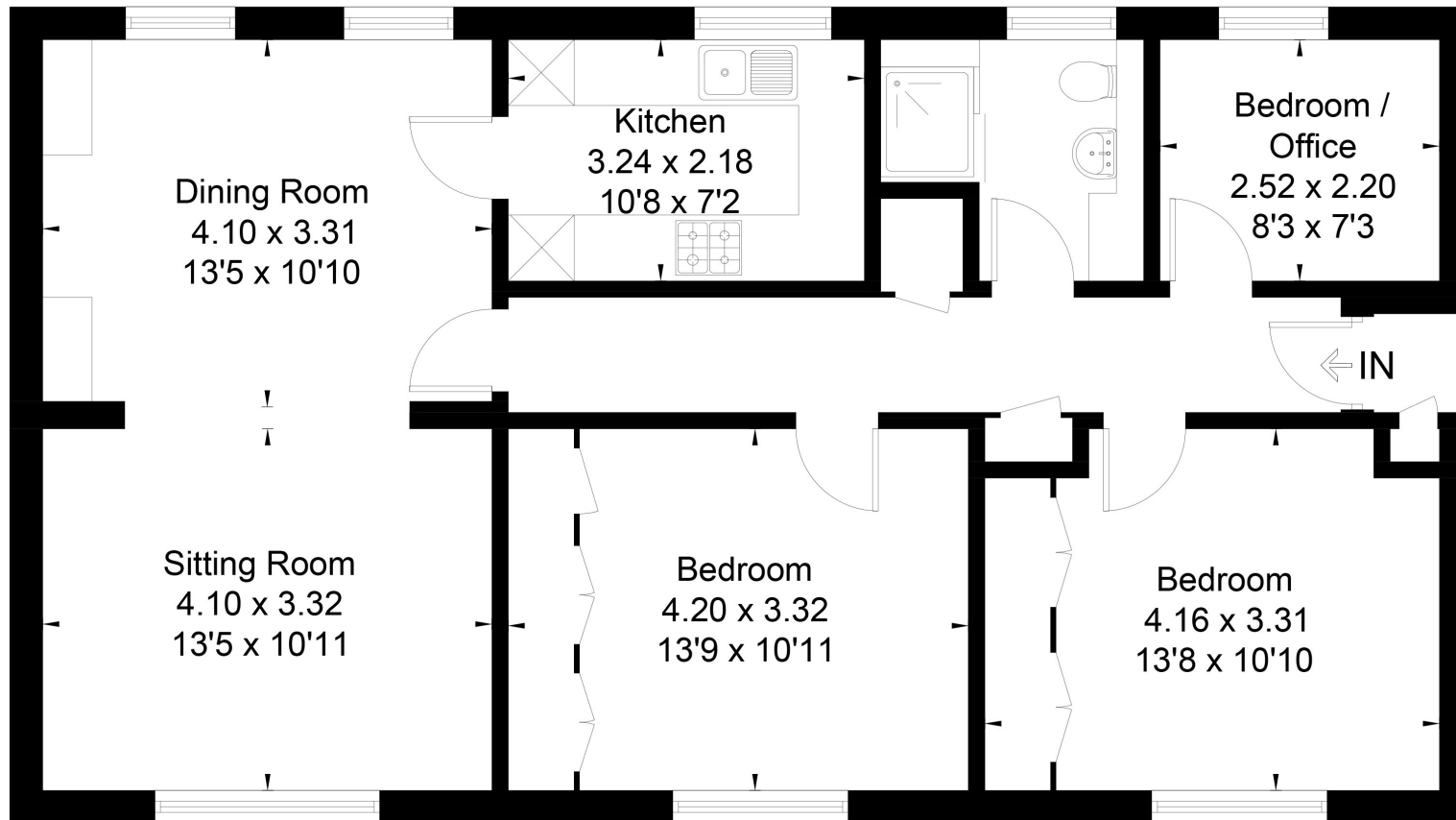
Located directly alongside the River Avon within the highly coveted Sarum St. Michael of Salisbury's Cathedral Close; a rare and historical area with numerous period buildings (including Arundells and Mompesson House), Salisbury Museum and an atmosphere all of its own.

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 = 86.2 sq m / 928 sq ft



Second 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 #90814

Disclaimer Notice

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