

Myddelton&Major

Apartments 1–5
44–48 New Canal Street
SALISBURY





An outstanding conversion of former offices creating 5 luxury apartments set in the thriving heart of the city of Salisbury

Services - All mains services are available and Ofcom suggests that broadband speeds of 1000Mbps are available and mobile coverage is good for all providers

EPC Ratings: Apt 1- C, Apt. 2- C, Apt 3- C, Apt 4- B, Apt 5- C

Salisbury Cathedral 0.2 Miles • Railway Station 0.5 Miles • Wilton 3.3 Miles • Hospital 2.1 Miles

Apartments 1-5, 44-48 New Canal Street Salisbury, Wiltshire, SP1 2AQ

- 1, 2 & 3 Bedroom Apartments
- High Quality Finish
- Walkable to Cathedral Close
- Newly Converted
- Close to Shops & Restaurants
- Set in the Heart of the City
- High Speed Wifi Available
- Well Appointed Bathrooms
- Cathedral Views to 4 & 5
- City Centre Living

The Development

Set in the heart of the vibrant and historic city of Salisbury within easy walking distance to the railway station is 44-48 New Canal Street. The Apartments range from circa 500sqft to an impressive open plan 1500sqft.

Easily accessed from the street the development is a well planned and executed conversion of first, second and third floor offices to create 5 fantastic boutique apartments. Each apartment is presented with good quality, stylish fixtures and fittings and a neutral colour scheme all ready for the new owners to make their own. Well appointed bathrooms and contemporary kitchens offering plenty of storage space within above and below counter storage. There is a wonderful light and airy feel throughout the conversion with the top two apartments enjoying wonderful views to both north and southerly aspects.

Each apartments eco credentials have been maximised to well above average EPC ratings.

Outside

Apartments 4 and 5 come with paved roof terraces with lovely views set over the varied period roof tops of some of Salisbury's oldest buildings. Both roof terraces have newly fitted timber balustrading for safety and Apartment 5 has an extra storage space/ potential home office.

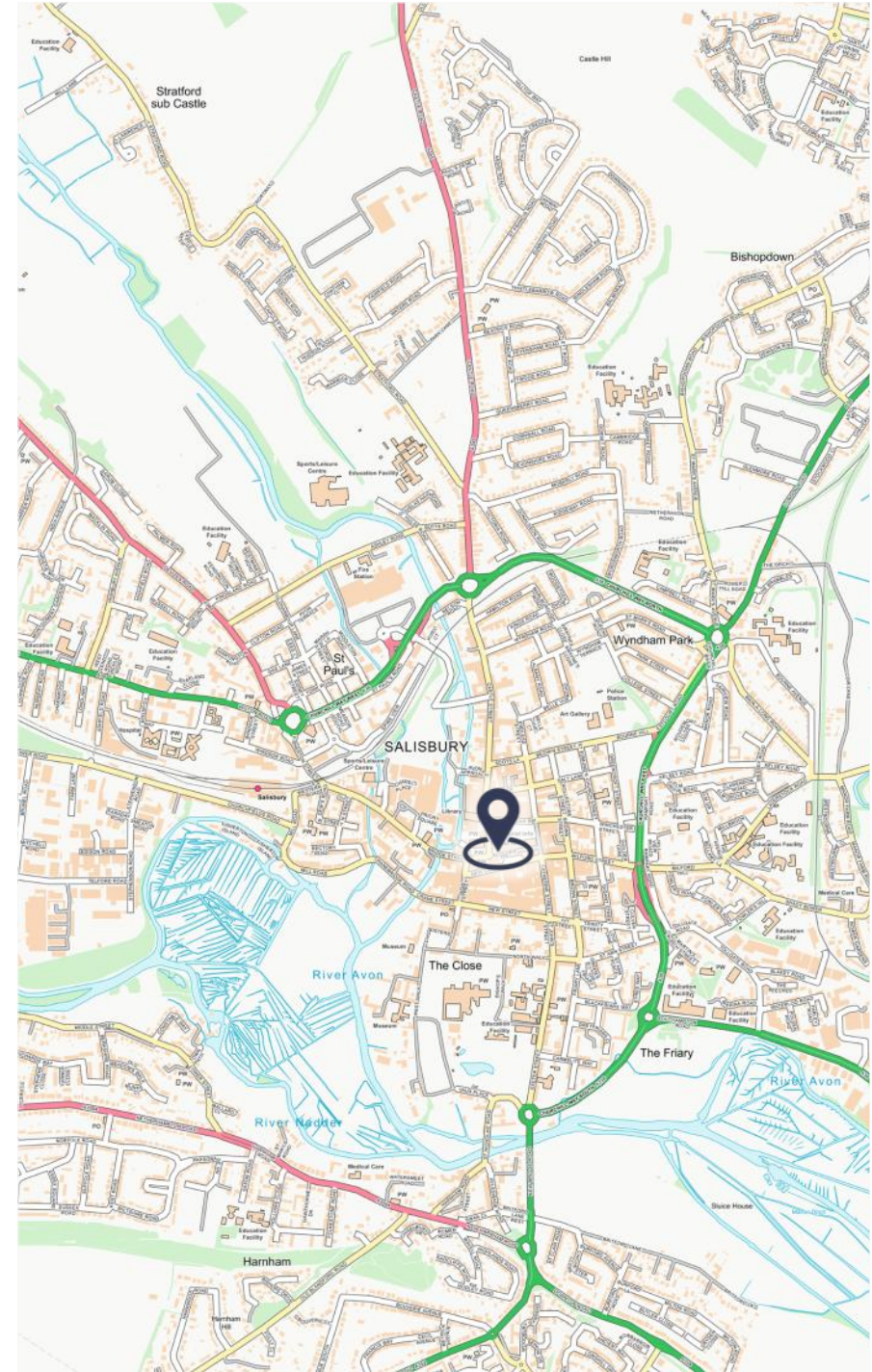


Location

44– 48 New Canal Street is located within the heart of Salisbury's vibrant and historic city centre, just a stone's throw away from the iconic Cathedral Close and within easy walking distance of all amenities whether you are popping out for a coffee or across to the twice weekly charter market which often occupies the entire market square.

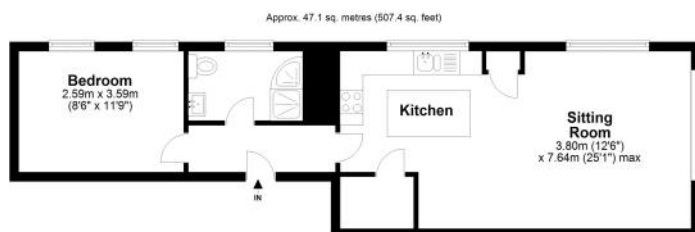
Salisbury boasts a well-thought of Playhouse and a plethora of restaurants including; Cote, Hixon, Tinga and the wonderful Café Divali. Local shops supermarkets include Marks and Spencer, Sainsburys, Waitrose and Tesco. Coffee shops include. Pret a Manger, Boston Tea Party, Culture Coffee and Sonda. Popular pubs include, the Haunch of Venison, The Ox Row Inn & The Old Ale House. The newly opened Everyman Cinema is close by and offers a more luxurious cinematic experience. Shops include: Bradbeers Department Store, Greenfields Gunmakers, Waterstones, Cook, Reeve the Baker and H R Tribbeck and Sons Jewellers.

There is a comprehensive offering of primary and secondary schools in both the private and state sectors. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station, which is an easy from the property.





Apartment 1



Total area: approx. 47.1 sq. metres (507.4 sq. feet)

Apartment 3



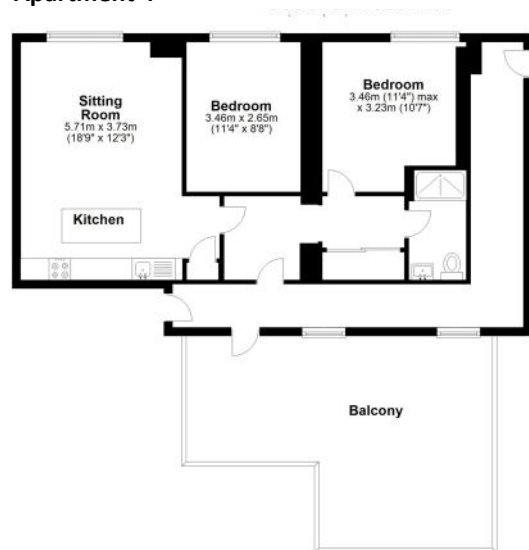
Total area: approx. 66.9 sq. metres (720.4 sq. feet)

Apartment 2



Total area: approx. 49.2 sq. metres (529.8 sq. feet)

Apartment 4



Total area: approx. 72.7 sq. metres (783.0 sq. feet)

Apartment 5



Total area: approx. 148.4 sq. metres (1597.7 sq. feet)

Main
Floor-
plan

Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



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Myddelton & Major



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and everything in between