

# Myddelton&Major

Flat 2, The Toll House  
11 St Nicholas Road  
SALISBURY





11

THE TOLL HOUSE





## Flat 2, 11 St Nicholas Road Salisbury, SP1 2SN

- Two Bedrooms
- Walking Distance to Shops
- Garden
- Riverside Views
- Two Bathrooms
- Open Plan Kitchen/Living Room
- Modern Shower Room
- Modern Kitchen
- Well Presented
- Easy Access to Rail Network

### The Property

Nestled on the charming St. Nicholas Road in Salisbury, this delightful maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 752 square feet, the property features two lovely bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious retreat.

Upon entering, you are welcomed into a bright and airy reception room, which serves as a wonderful space for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The two bathrooms provide added convenience, catering to the needs of modern living.

Salisbury is renowned for its rich history and stunning architecture, and this property places you within easy reach of the city's many attractions. From the iconic Salisbury Cathedral to the vibrant local shops and eateries, you will find everything you need just a stone's throw away.

This maisonette not only offers a comfortable living space but also the opportunity to enjoy the best of Salisbury's lifestyle. Whether you are looking to invest or seeking a new home, this property is a must-see. Don't miss the chance to make this charming maisonette your own.

A wonderful split level, Grade II Listed. two bedroom maisonette with a riverside garden all set within easy walking distance of the city centre and the Cathedral Close

Tenure: Leasehold (984 years remaining)   Size: 752 ft<sup>2</sup>   EPC Rating: D (67)   Council Tax Band: B



2



2



2

**Services** - All Mains Services Connected (Gas, Electric, Water & Drainage). Ofcom suggest Ultra broadband speeds of 1800mbps and all main mobile providers suggest that service is likely. ( Service Charge is £1741 p/a, Ground Rent tbc)

Salisbury Train Station 1.2 Miles   •   Salisbury Hospital 1.3 Miles   •   Cathedral Close 200 metres





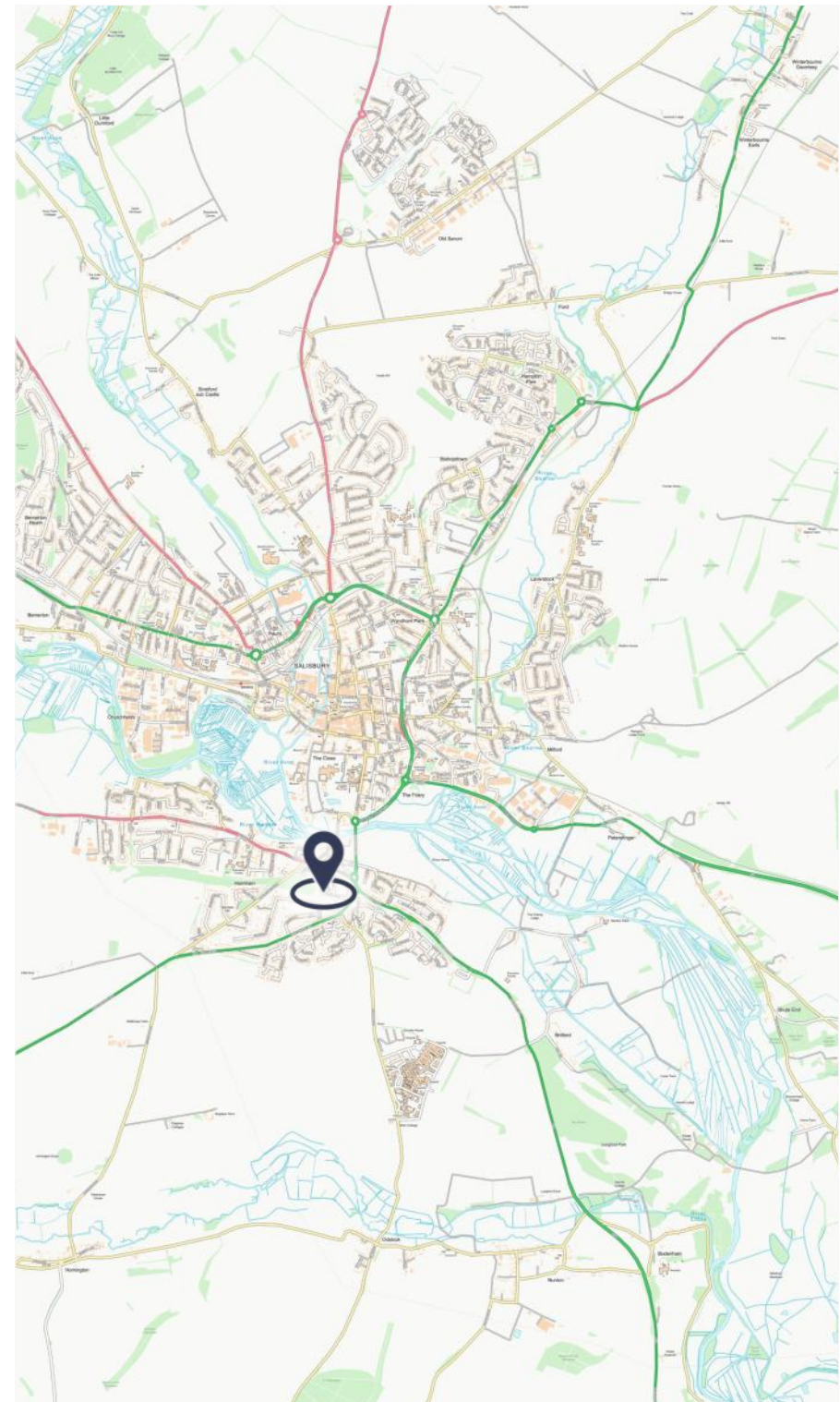
## Outside

This pretty marionette is complimented by a pretty riverside garden set directly outside the ground floor. The river frontage is limited to only a few meters but that is enough to enjoy a lovely southerly aspect. Easily accessed, the garden is laid mainly to lawn with mainly mature hedge boundaries and plenty of room for outside seating.

## Location

The property sits on the bank of the River Avon in one of Salisbury's most extraordinary locations, St. Johns Island. The island and surrounding river acts as a divide, separating the suburb of Harnham from Salisbury city centre. From here it is a level and attractive walk through the Cathedral Close to the city centre, whilst also being moments away from a number of Harnham's local amenities.

Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There's excellent road links to London and the West Country, Southampton and Bournemouth, and direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station, which is roughly one mile away from the property.

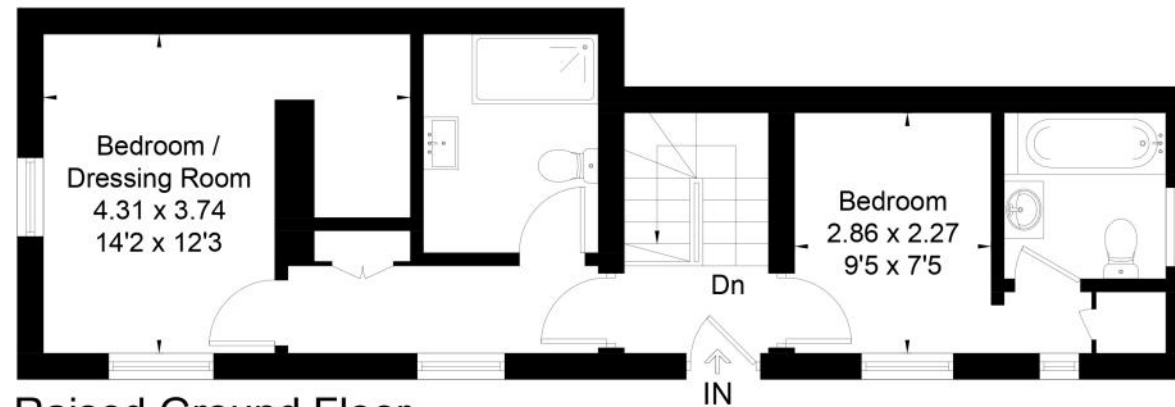




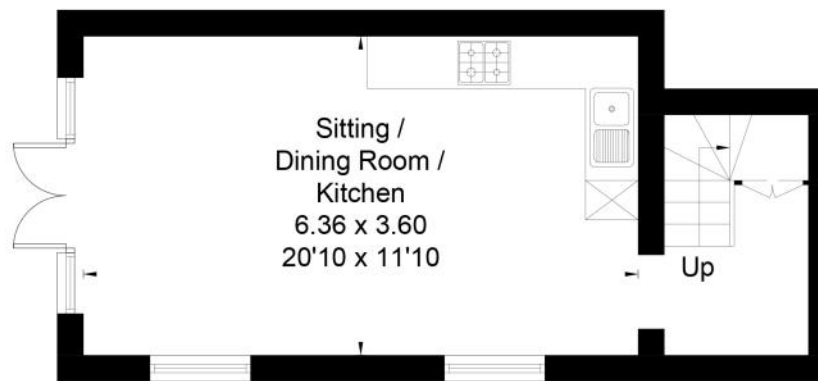




Approximate Floor Area = 69.9 sq m / 752 sq ft

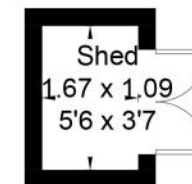


Raised Ground Floor



Lower Ground Floor

[ ] = Reduced head height below 1.5m



(Not Shown In Actual  
Location / Orientation)



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 #91653

#### 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.



49 High Street, Salisbury, Wiltshire SP1 2PD  
01722 337 575 residential@myddeltonmajor.co.uk  
www.myddeltonmajor.co.uk

Myddelton & Major



From city apartments to country houses  
and everything in between