

# Myddelton&Major

103 The Close  
SALISBURY









## 103 The Close Salisbury, SP1 2EY

- Two Large Double Bedrooms
- Two Bathrooms
- Ground Floor Accommodation
- Three Reception Rooms
- Private Garden
- 3 Acres of Communal Grounds
- Easy walk into the City Centre
- Residents Parking Space
- Cathedral Close Location
- No Onward Chain

### The Property

Set in the heart of the highly sought after Sarum St Michael area of Salisbury's famed Cathedral Close, 103 The Close is a two bedroom ground floor apartment.

This stunning property occupies part of the ground floor of The Old Deanery, a Grade II\* Listed building dating from the 13th Century and which also incorporates the historic Medieval Hall.

The apartment is accessed via a shared entrance hall, featuring an illuminated well. The private front door opens into a wide, welcoming hallway.

Throughout, the property enjoys high ceilings and notable period features including exposed timber beams and stone windows giving it a characterful feel. In addition to the two bedrooms there are three receptions offer excellent living space. Lovely large windows ensure a wonderfully light feel and views looking out onto the private garden.

The kitchen is well appointed with plentiful storage and a granite work surface, both bathrooms are stylishly fitted and also well-appointed.

A charming grade II\* listed two double bedroom ground floor apartment with its own garden and off-road parking

Tenure:: Leasehold 125 years (from 2021) Size: 1,736 ft<sup>2</sup> EPC Rating: D(64) Council Tax Band: G



3



2



2



1

**Services** - All Mains services are connected. According to Ofcom full fibre broadband is connected and service from all main mobile providers is likely. 24/25 Service Charge is £3846

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











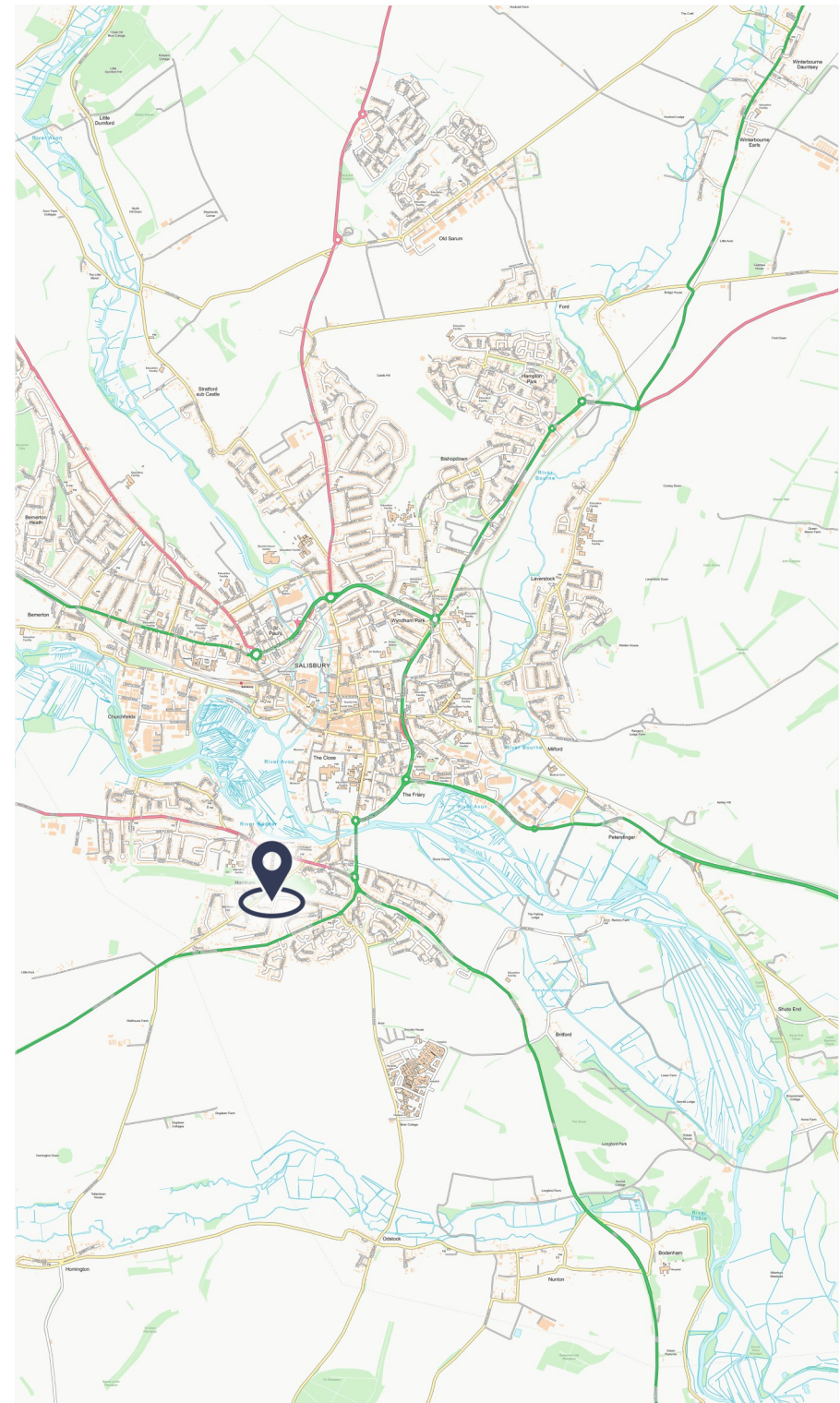
## Outside

A particular feature of the property is its own garden, which has been fully maintained by the current owner, and beautifully landscaped with mature planting and a delightful patio. Beyond this, the communal grounds total c. 3 acres with the River Avon running along one boundary. There are plenty of benches and areas for residents to sit out and enjoy the views.

There is parking for one vehicle per property. Additional parking can be rented within The Close.

## Location

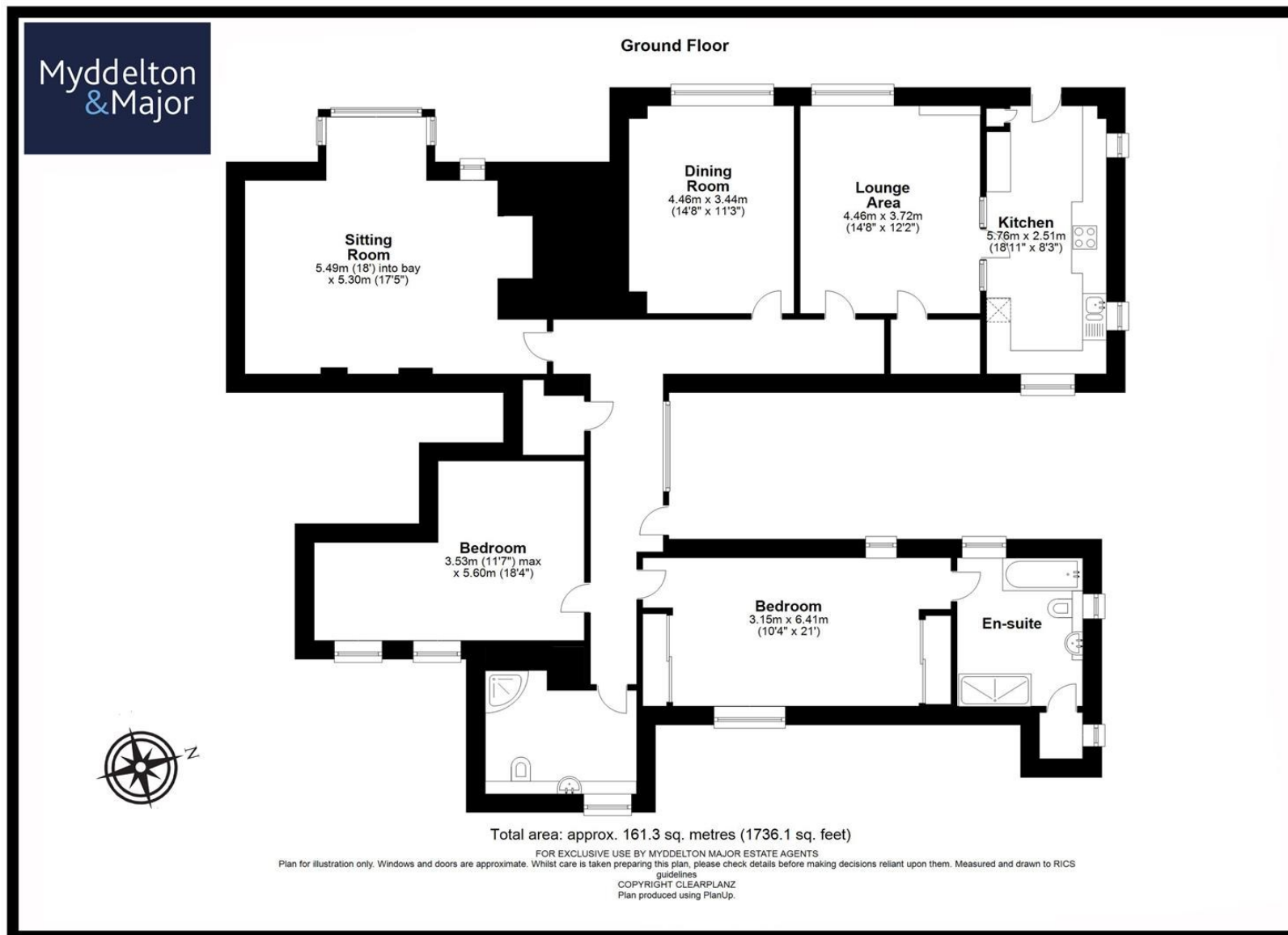
Located within 3 acres of communal gardens which also enjoy stunning views over the River Avon and 'Constables Water Meadows', this lovely property is set within Salisbury's iconic Cathedral Close. Salisbury's medieval centre is within easy walking distance and boasts a well-thought of Playhouse and busy twice-weekly charter market, with a plethora of restaurants, coffee shops, 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)











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