

161 The Close
Salisbury

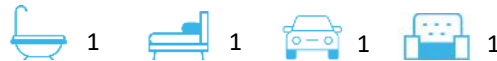




A well presented, one bedroom ground floor apartment, set in the Cathedral Close

161 The Close
Salisbury, SP1 2EZ

Guide Price:
£285,000



- Cathedral Close Location
- Ground Floor
- Dual Aspect Sitting Room
- Well Appointed Kitchen
- Residents Parking Space
- Easy Walk to the City Centre
- Beautiful Communal Gardens
- Immaculately Presented
- Long Lease
- No Onward Chain

The Property

This attractive ground floor apartment is presented in excellent condition and offers comfortable, well-designed and recarpeted living space throughout.

Upon entering, a welcoming entrance hall features a useful coat cupboard and leads into a well-proportioned sitting/dining room. This inviting space benefits from a south-facing bay window with lovely views over Catalpa Square,

The layout naturally separates into defined sitting and dining areas, creating a flexible space for relaxing or entertaining.

The kitchen is fitted with a good range of cream wall and base storage units, complemented by sleek grey worktops. It includes space and plumbing for a washing machine, along with a stainless-steel sink and drainer, offering both style and practicality.

The generous double bedroom has recently been redecorated and has a built-in wardrobe, providing ample storage. There is a spacious bathroom which completes the accommodation with a bath, wash basin, and low-level WC. There is a charming round window with obscured glass which adds character and privacy.

Services - All mains services are available, Electric Central Heating Ofcom suggests full fibre broadband is available. All main mobile phone providers suggest good service

Lease Information -124 Years from 2022 (121 years remaining)

Service Charge £2,044.62 for 2025

Tenure

Leasehold

EPC Rating

E (40)

Outgoings

Council Tax Band: E

Size

560 sqft







Outside

The property is situated within the grounds of Sarum St Michael and overlooks the pretty garden which is called 'Catalpa Square.' Sarum St Michael is planted and maintained with a large area of lawn with river frontage and numerous benches to enable residents to sit and enjoy the wonderful views. There is ample parking.

Location

Located with 3 acres of communal gardens, which also offer stunning views of the River Avon and 'Constables water Meadows', this lovely property is set within Salisbury's iconic Cathedral Close.

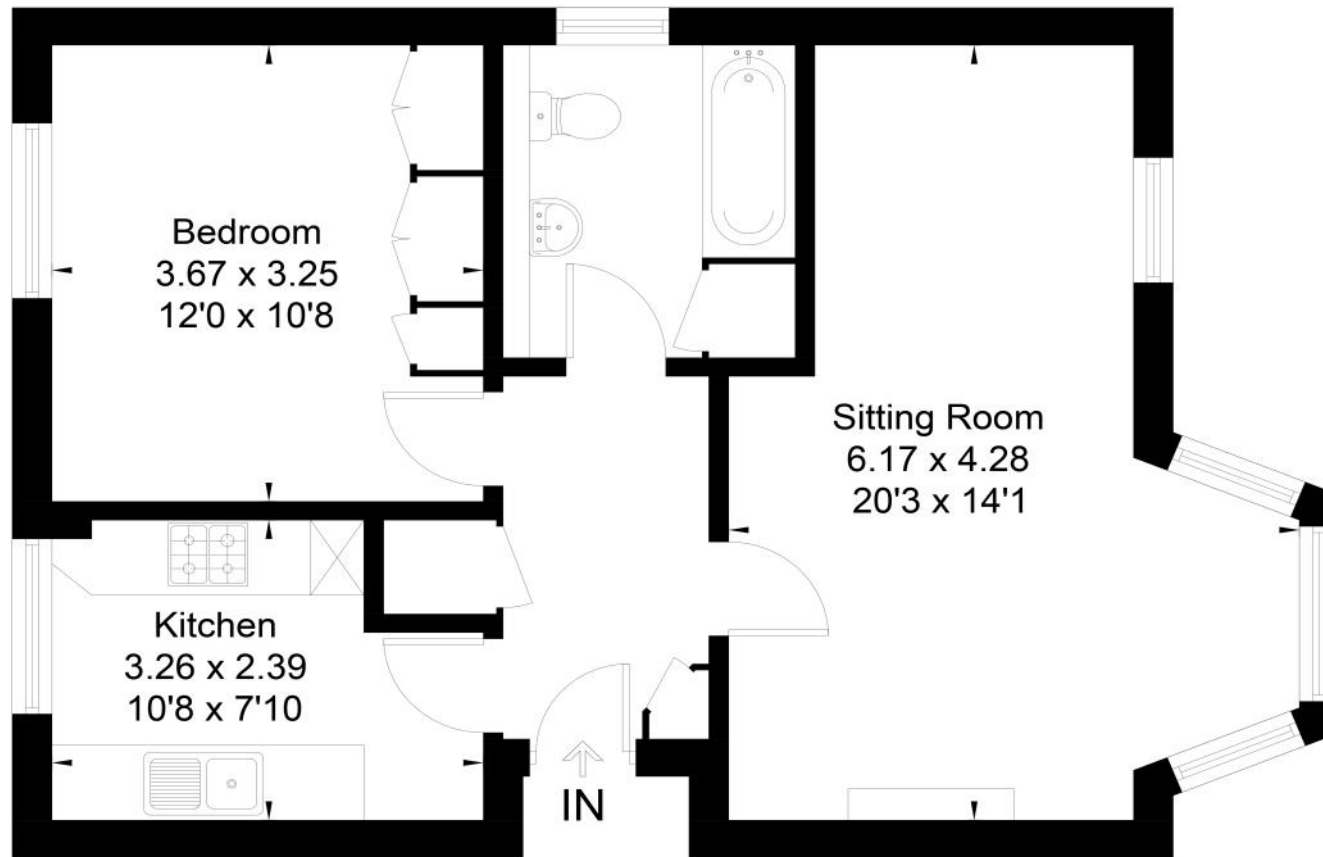
Salisbury's mediaeval centre is within easy walking distance and boasts a well- thought of Playhouse and busy twice-weekly charter market. There are a plethora of restaurants, coffee shops, shopping and leisure facilities.



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 minutes), Bristol (80 Minutes).



Approximate Floor Area = 51.9 sq m / 559 sq ft



Ground 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 #97268

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