

137 The Close
Salisbury







A wonderful two bedroom second floor apartment set in the heart of Sarum St Michael, within Salisbury's Iconic Cathedral Close.

137 The Close,
Salisbury, SP1 2EY

Guide Price:
£415,000



- Set in the Cathedral Close
- Second floor
- Three acres of communal gardens
- High ceilings
- UPVC double-glazing (due to be installed in spring 2026)
- Residents parking space
- Delightful outlook
- Long lease
- No onward chain
- 0.5 miles away from the market square and all of the amenities that the city centre has to offer

The Property

Tucked away in the heart of Salisbury's Cathedral Close is this rarely available, spacious, two bedroom second floor apartment, with the benefit of parking. The apartment has a homely feel, with neutral décor, generous high ceilings and plenty of light comes in through the large sash windows.

This apartment is accessed via the communal entrance hall, which leads, via stairs to the front door, with a meter cupboard located to the side. Upon entering, the hallway welcomes you with both a single and a double storage cupboard, as well as access to all rooms within the property.

The living area is a bright room, benefiting from plenty of natural light. The outlook is particularly attractive, offering views over the communal grounds.

The kitchen is fitted with a dated range of floor and wall-mounted units, work surfaces with tiled splashbacks, space & plumbing for the usual appliances.

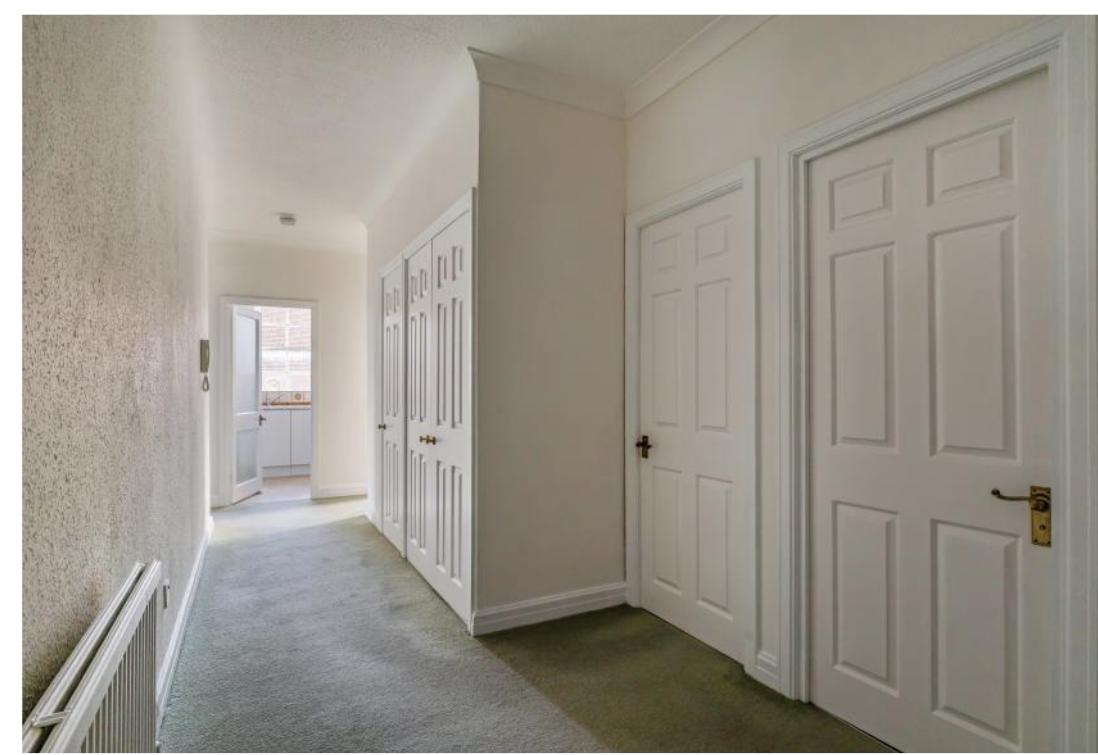
Both bedrooms are good sized doubles with large sash windows to the southerly aspect.

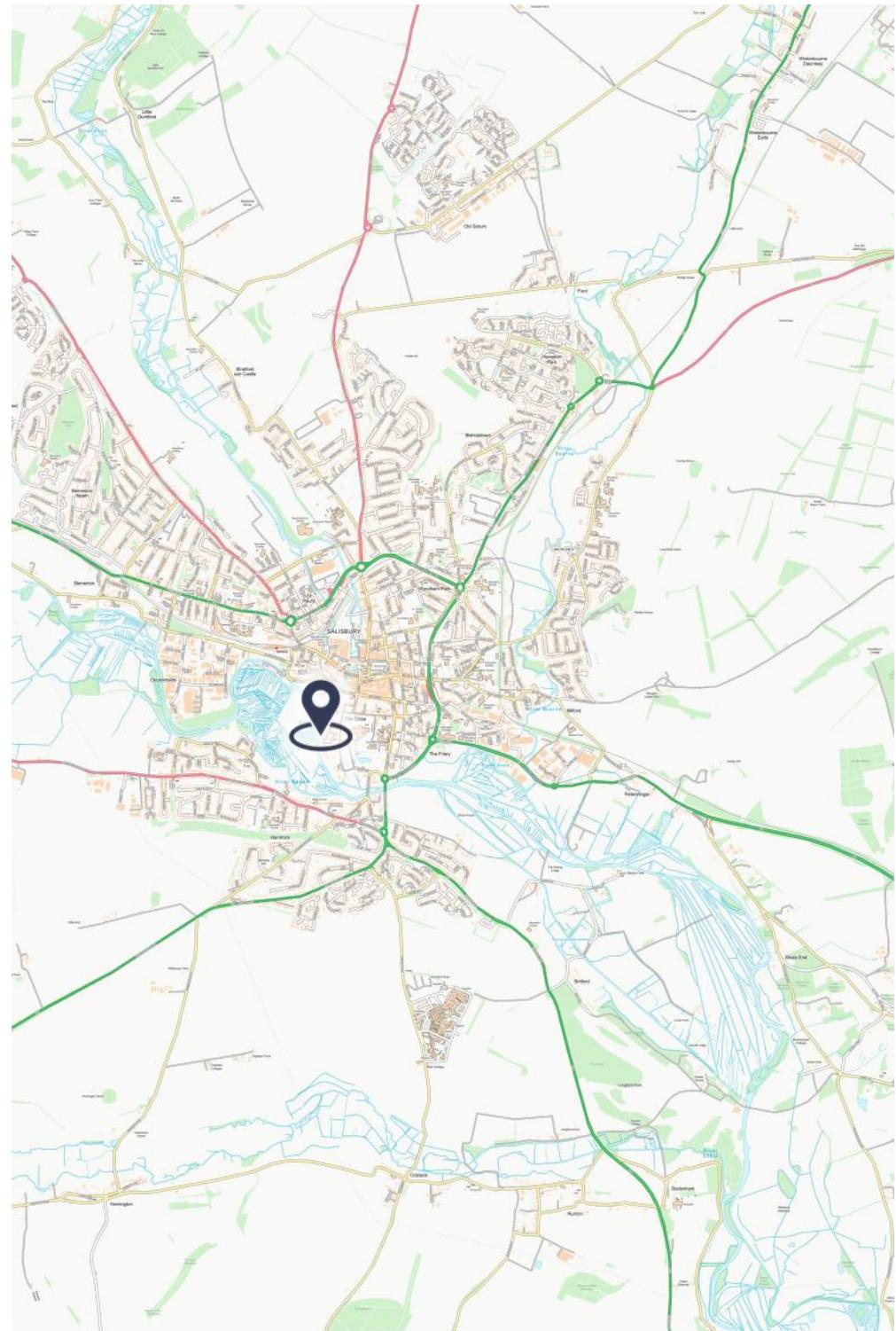
The bathroom is fitted with a dated suite comprising of a panel bath with shower over, pedestal wash basin, Bidet and WC.

Services - All mains services are available. Ofcom suggest Ultrafast broadband is available and all main mobile networks should have good coverage outside, variable inside.

Lease Information - Leasehold - Term is 125 years and expires 26/09/2146. Annual Ground Rent is £35.42 Current Annual Service Charge is £3055.80.

Tenure	EPC Rating
Leasehold	C (76)
Outgoings	Size
Council Tax Band: E	894 sq ft







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 'Constables Water Meadows', and 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 one car in the parking spaces, with visitors parking permits available.

Location

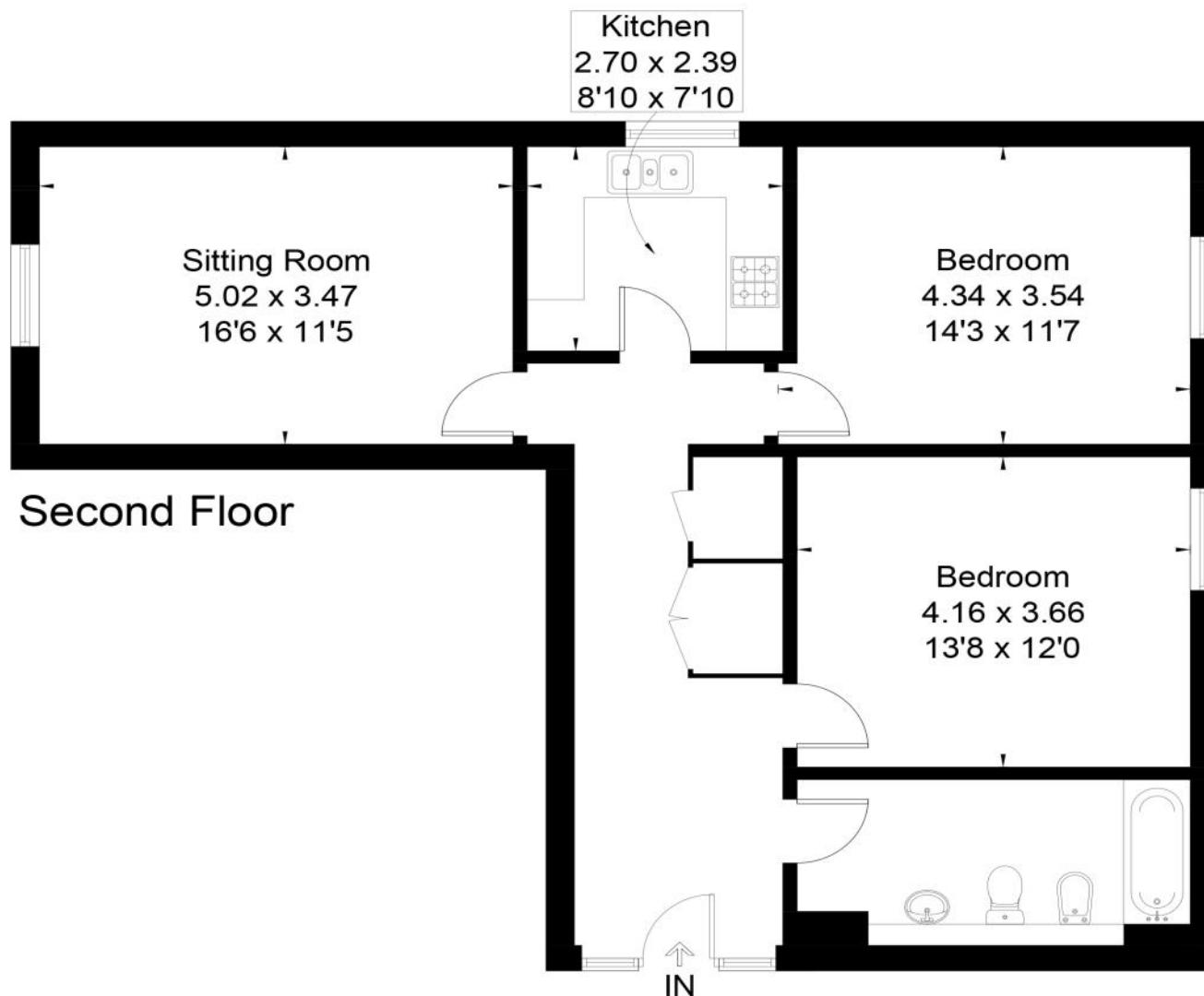
This lovely property is set within Salisbury's iconic Cathedral Close. Salisbury's medieval centre is within easy walking distance and boasts a well-thought of Playhouse and busy twice-weekly charter market, with a plethora of restaurants, coffee shops, shopping, and leisure facilities.



Salisbury has excellent road links to London and the West Country (A303), Southampton (A36) and Bournemouth (A338). Salisbury train station is less than 1 mile away and provides direct trains to London Waterloo (90 mins), Bristol (80 mins) and Bath (60 mins). Salisbury district hospital is 2 miles away, and Harcourt Medical Centre is 0.5 miles away.



Approximate Floor Area = 81.2 sq m / 894 sq ft



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](http://fourwalls-group.com) #102354

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