



1 MAEVE HOUSE, 15 NEW STREET, SALISBURY SP1 2PH

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BAXTERS
PROPERTY & LAND AGENTS



1 MAEVE HOUSE, 15 NEW STREET, SALISBURY SP1 2PH
PRICE GUIDE: £285,000

Located within the heart of Historic Salisbury is Maeve House, a development of only nine luxuriously appointed apartments backing on to the historic Cathedral Close and, within level walking distance of the city centre with its wide range of shopping and recreational facilities. The development was completed in 2020 by well regarded local developers Ludlow Properties Ltd.

The property is offered for sale with the residue of a 999 year lease from 2020.



Number 1 is a superb ground floor garden flat conversion (the original show home) within the original building which has its entrance directly on to New Street. The property is light and spacious with a good size entrance hall, double bedroom, large contemporary shower room and a fabulous open plan reception room with a generous living area that has the benefit of a feature fireplace and log burning stove and, full height French doors leading out to a private south facing courtyard garden. The kitchen area is also generously proportioned with an excellent range of integrated appliances, cupboards and work surfaces.

The main entrance is from New Street with an entry phone system, there is also a side gate to the communal bike store and bin storage area. A particular feature of this fine city centre home is the fully enclosed private south facing garden which has a large detached timber summerhouse/studio with power and light.

LOCATION: New Street is located in the centre of the historic cathedral city of Salisbury and is well placed for the cathedral close and an extensive range of restaurants, city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary; Bishops Wordworths School and South Wilts Grammar School are both within walking distance. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London, Waterloo (90 minutes) and the West Country.



Maeve House 15 New street SP1 2PH

Approximate Gross Internal Area
585 sq ft - 54 sq m

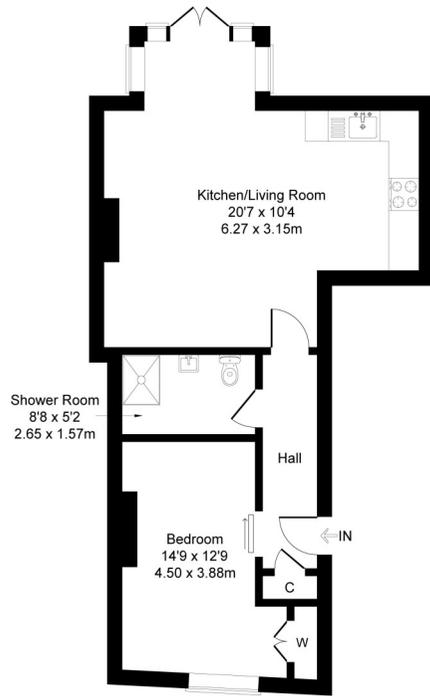
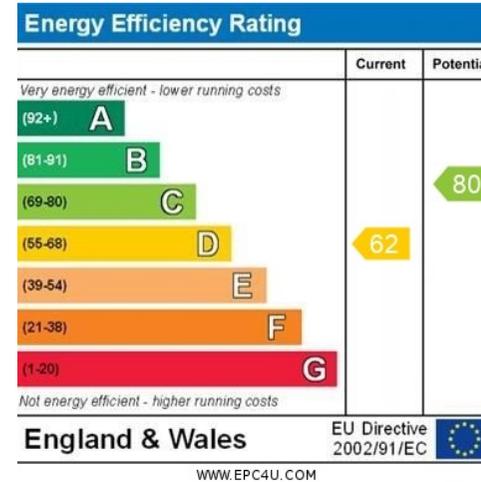


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Leasehold with the residue of a 999 year lease dated from September 2020. Service Charge: £1,030.00 payable annually (1st May - 30 April). Buildings Insurance Contribution: £266.39 payable annually. Local Authority: Wiltshire Council. Council Tax Band B: £2,056.73 for year 2025/2026. All mains services connected. Mains Drainage. Electric Heating. Fully double glazed.

DIRECTIONS: Given the central location of Maeve House in the city centre, directions are given as though walking from the Guildhall in the city centre. From the Guildhall proceed across the Market Square to Silver Street which in turn will lead into the High Street. Proceed to the end of the High Street and turn left into New Street and continue passing the New Inn Public House on the right hand side. Continue along New Street and Maeve House can be found immediately after the Bridal Shop.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10772.