



16 CROSIER CLOSE, OLD SARUM, SALISBURY SP4 6GX

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £195,000

Crosier Close is an apartment development located within modern Old Sarum, an increasingly popular residential suburb on the northern outskirts of the Cathedral city of Salisbury. No 16 is a smart two bedroom second floor apartment with far reaching views.

Offered for sale in excellent order, the property offers light and airy accommodation which is fully double glazed and centrally heated via a mains gas fired boiler to radiators.

The accommodation is surprisingly spacious with a large reception hall with access to a private attic space, two double bedrooms, a good size family bathroom and a truly impressive open plan living space comprising a large well equipped kitchen/dining area and a defined sitting area and sufficient space to accommodate a study/workspace.

Crosier Close is well placed for access to local convenience stores, is on a bus route with links to Salisbury city centre and within easy reach of local countryside walks. The property has the added advantage of two private (number allocated) parking spaces located close to the main entrance; there is also a secure bike store.

LOCATION: The settlement of Old Sarum is located on the northern edge of the historic cathedral city of Salisbury. The city has extensive shopping facilities, a twice weekly market, theatre, arts centre and cinema and a variety of leisure and recreational facilities including the Five Rivers Health and Wellbeing Centre, private members gyms, golf club and recreation ground and three tennis clubs. The Iron Age Hill Fort of Old Sarum is nearby as are numerous country walks. There is a choice of schools for all ages within and outside the city boundary. Salisbury has excellent road links to London via the A345/A303/M3, Southampton (A36) and Bournemouth (A338). The mainline railway station (approximately 2.5 miles away) serves London, Waterloo and the West Country. There is a bus stop nearby in Sherbourne Drive; buses run during the day to and from town every 15 minutes.

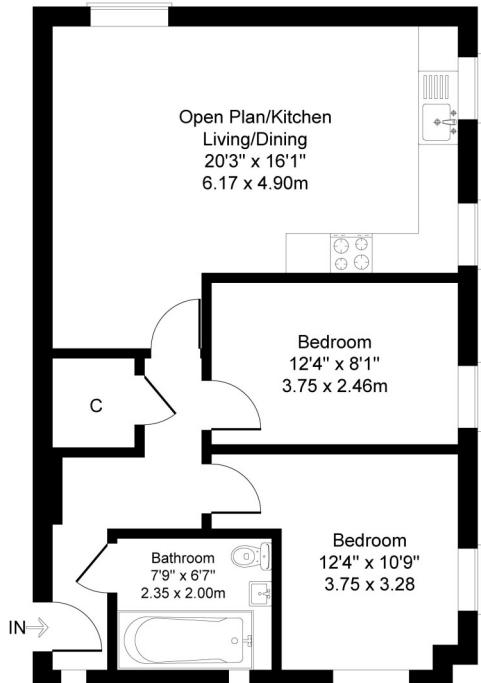
DIRECTIONS: From the cathedral city of Salisbury proceed towards Amesbury along the A345 taking the third exit at the park and ride roundabout onto Portway. Follow the road to the next set of traffic lights and Co-op, and turn left into Sherbourne Drive and take the next right into Crosier Close.



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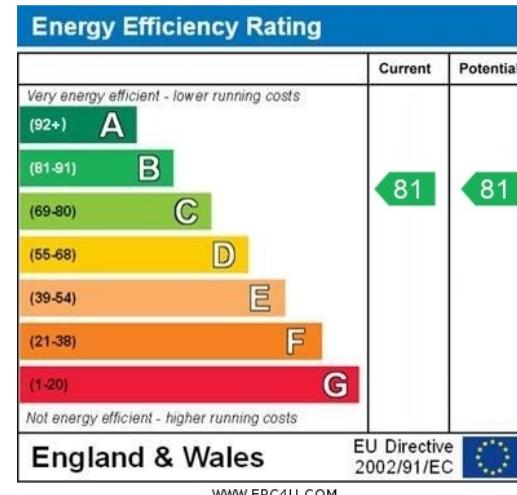
Approximate Gross Internal Area

649 sq ft - 60 sq m



Ground Floor

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



TENURE AND SERVICES: Tenure: Leasehold. Residue of a 125 year lease dated from 2016. Local Authority: Wiltshire Council. Council Tax Band B : £2,056.73 for year 2025/2026. All mains services connected. Mains Drainage. Gas Central Heating. Fully double glazed.

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: 10816.