



22, St Edmunds Gate, Salisbury



## Stylish two-bedroom city apartment with open-plan living, balcony views, and parking in a prime Salisbury location.

22 St Edmunds Gate,  
Salisbury, SP1 1FD

PCM  
£1,295 PCM



### Modern Two Bedroom Apartment with Balcony and Parking

This stylishly presented two bedroom apartment offers contemporary living in one of central Salisbury's most desirable locations.

The property boasts a bright, open plan kitchen and living area with direct access to a private balcony. The modern kitchen is fully fitted with integrated appliances, including a fridge-freezer and washer-dryer,

### Features

- Top floor flat
- Allocated parking space
- Balcony
- Communal garden
- City Centre location
- Well presented

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

### EPC Rating

C (77)

### Outgoings

Council Tax: Wiltshire £2,777.59  
(2026/27) Band D

### Size

841.00 sq ft

ensuring everyday convenience.

There are two well proportioned double bedrooms, with the main bedroom featuring its own en-suite bathroom. A separate shower room provides additional flexibility. The apartment also includes an allocated parking space within this sought after development.

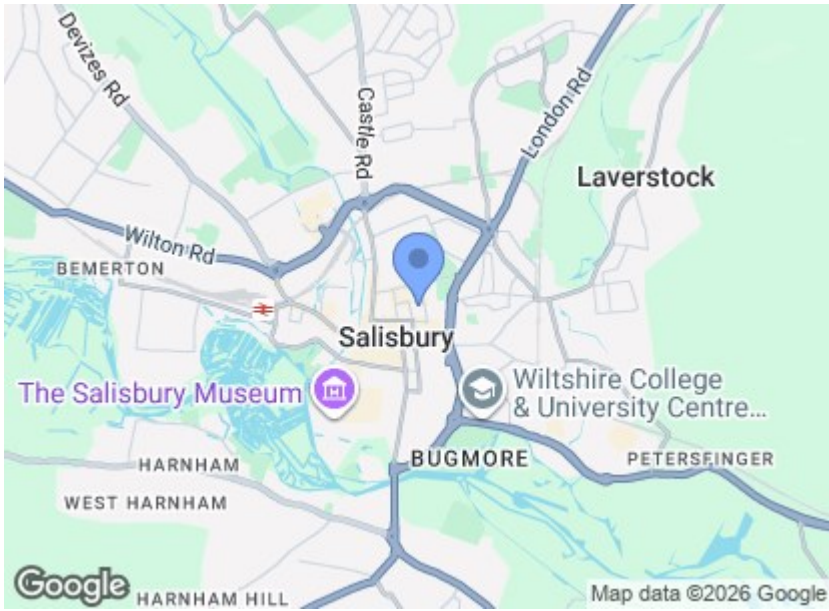
St Edmunds Gate enjoys a superb position just a short, level walk from Salisbury city centre, providing easy access to everything this historic cathedral city has to offer. Salisbury is home to the renowned Playhouse theatre, a twice-weekly charter market, and an excellent selection of restaurants, cafés, independent shops, and cultural attractions.

The area is well served by a range of primary and secondary schools, both state and independent, including the highly regarded boys' and girls' grammar schools.

For commuters and travellers, Salisbury offers strong transport links, with direct trains to London Waterloo in approximately 90 minutes, as well as convenient road connections to Southampton, Bournemouth, and London.

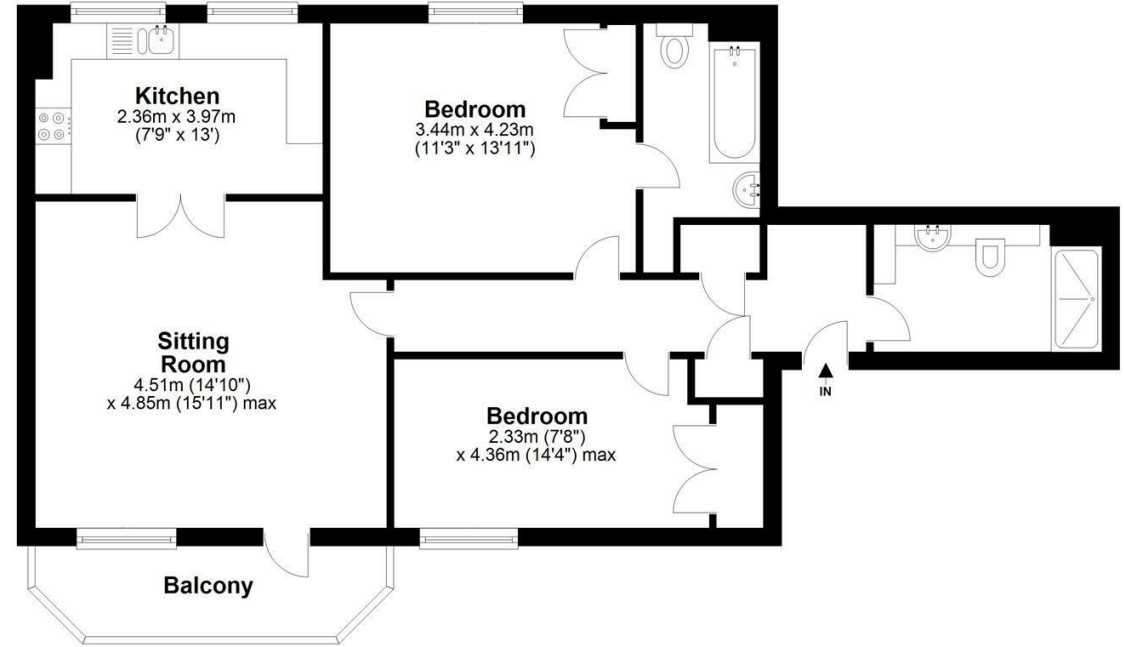
St Edmunds Gate provides the ideal balance of modern city living and peaceful surroundings.





Myddelton & Major

Second Floor Apartment



Total area: approx. 78.2 sq. metres (841.7 sq. feet)

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