

Apartments 1-5  
44 New Canal  
Salisbury



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SPECTRUM SINCE 1





## An outstanding conversion of former offices creating 5 luxury apartments

44 New Canal

Salisbury, SP1 2AQ

Apartment 1 - £SOLD

Apartment 2 - SOLD STC

Apartment 3 - £SOLD

Apartment 4 - £199,950

Apartment 5 - SOLD STC

- 1, 2 & 3 Bedroom Apartments
- High Quality Finish
- Well Appointed Bathrooms
- Contemporary Kitchens
- Newly Converted
- Set in the Heart of the City
- High Speed Wi-Fi Available
- Roof Terraces with Apartments 4 & 5
- Cathedral Views with Apartments 4 & 5
- Just 3 Apartments remaining

### The Development

Set in the heart of the vibrant and historic city of Salisbury within easy walking distance to the railway station is 44 New Canal Street.

The Apartments range from circa 500sqft to an impressive open plan 1500sqft top floor apartment.

Easily accessed from the street the development is a well planned and executed conversion of first, second and third floor offices to create 5 fantastic boutique apartments.

Each apartment is presented with good quality, stylish fixtures and fittings and a neutral colour scheme all ready for the new owners to make their own. Well appointed bathrooms and contemporary kitchens offering plenty of storage space within above and below counter storage.

There is a wonderful light and airy feel throughout the conversion with the top two apartments enjoying wonderful views to both north and southerly aspects.

Each apartments eco credentials have been maximised to well above average EPC ratings and share a communal bicycle/bin storage room.

### Outside

Apartments 4 and 5 come with paved roof terraces with lovely views set over the varied period roof tops of some of Salisbury's oldest buildings.

**Services** - Mains electricity, water & Drainage are available and Ofcom suggests that broadband speeds of 1000Mbps are available and mobile coverage is good for all providers

### Tenure

Leasehold

### EPC Rating

Apt 1,2,3 & 5 = C  
Apt 4 = B

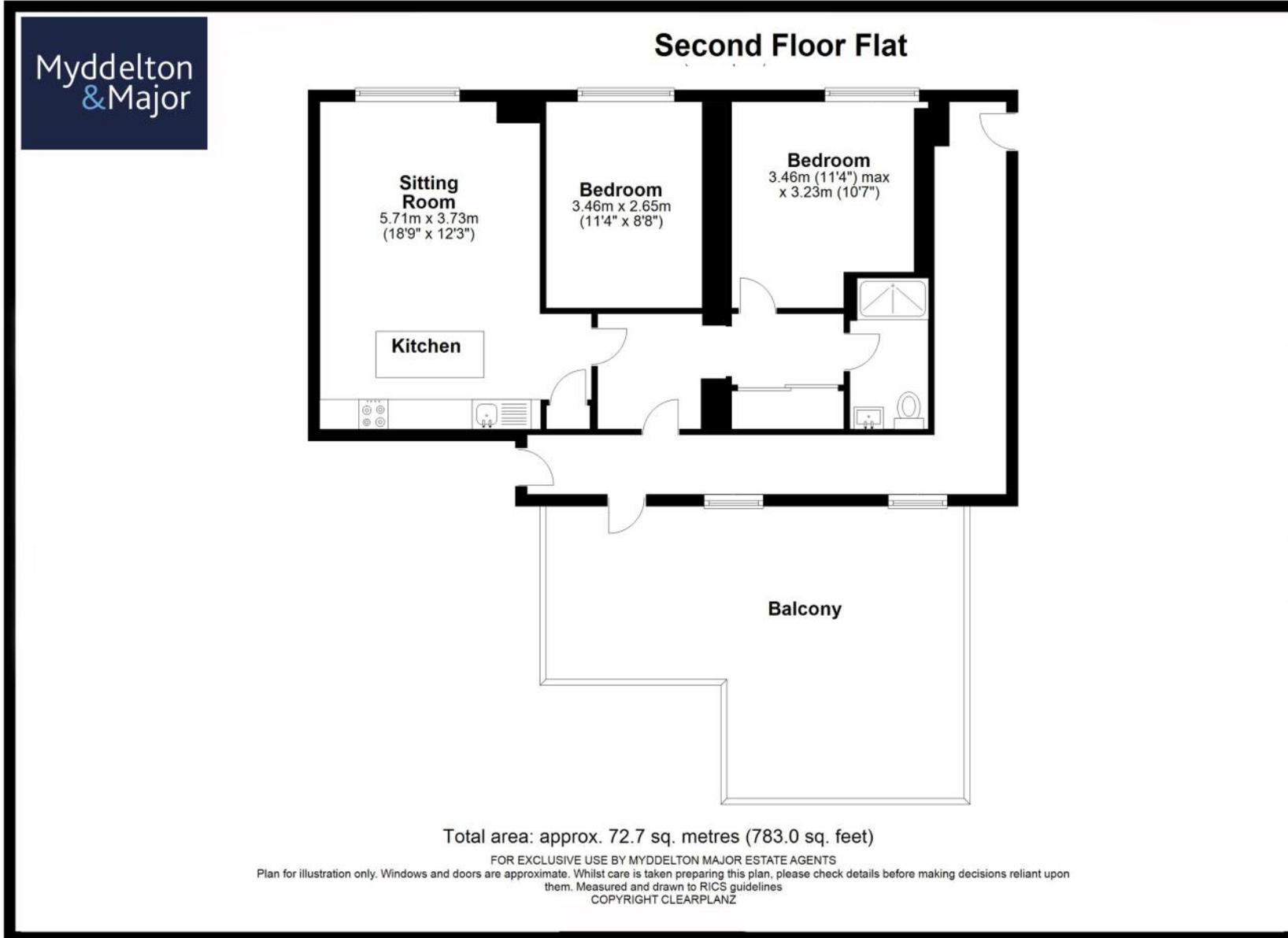
### Outgoings

Council Tax Band: C

### Size

See Floorplans

# Apartment 4



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