

Flat 2, 44 New Canal  
Salisbury



## An outstanding first floor two bedroom lateral apartment in a boutique development of 5 luxury apartments set in the thriving heart of the city of Salisbury

Flat 2, 44 New Canal  
Salisbury, SP1 2AQ

Guide Price:  
£175,000



- Last apartment available
- Modern shower room
- First floor
- High quality finish
- City centre living
- Close to shops and restaurants
- High speed Wifi available
- No onward chain
- Part Grade II Listed
- Investment potential for buy to let

### The Property

A beautifully presented lateral apartment set within an exclusive boutique development of just five properties. Positioned almost due south, Flat 2 is flooded with natural light through its large windows, creating a bright and welcoming atmosphere throughout.

One of only two apartments on the first floor, the property offers a generously sized bedroom and a stylish, well-appointed shower room. The contemporary kitchen provides an excellent range of wall and base units, complemented by faux marble worktops, an inset sink and hob, and a chest-height double oven for added convenience.

Opening seamlessly from the kitchen is a spacious living and dining area, offering ample room for both a dining table and comfortable seating - an ideal space for relaxing or entertaining.

### Location

44 New Canal Street is located within the heart of Salisbury's vibrant and historic city centre, just a stone's throw away from the iconic Cathedral Close and within easy walking distance of all amenities whether you are popping out for a coffee or across to the twice weekly charter market which often occupies the entire market square.

Salisbury boasts a well-thought of Playhouse and a plethora of restaurants including; Cote, Hixon, Tinga and the wonderful Café Divali. Local shops supermarkets include Marks and Spencer, Sainsburys, Waitrose and Tesco. Coffee shops include. Pret a Manger, Boston Tea Party, Culture Coffee and Sonder. Popular pubs include, the Haunch of Venison, The Ox Row Inn & The Old Ale House. Everyman Cinema is close by and offers a more luxurious cinematic experience.

Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.

**Services** - Mains water and electricity. Electric heaters. Ofcom suggest that Ultrafast broadband is available and all major mobile networks offer good service. Annual service charge of £899.00 for 2025/2026. 999 year lease from 2025.

### Tenure

Leasehold

### EPC Rating

C (76)

### Outgoings

Council Tax Band: C

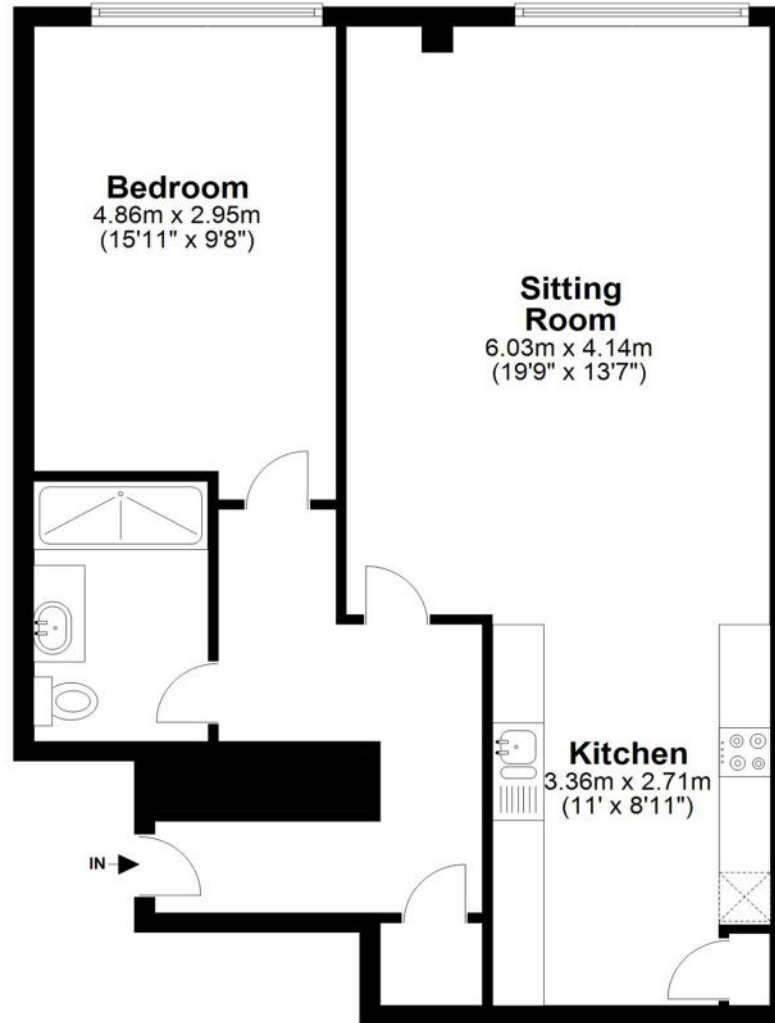
### Size

720 sq ft



## First Floor Flat

Approx. 66.9 sq. metres (720.4 sq. feet)



Total area: approx. 66.9 sq. metres (720.4 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

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Myddelton  
& Major™

Call. 01722 337 575

Email. [residential@myddeltonmajor.co.uk](mailto:residential@myddeltonmajor.co.uk)

Click. [myddeltonmajor.co.uk](http://myddeltonmajor.co.uk)

Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

