

168 The Close, Salisbury, SP1 2EZ



 Myddelton & Major

We are proud to present

168 The Close

Salisbury, SP1 2EZ

Occupying a superb ground floor position within the Maxwell House, 168 Close is a bright and well presented three-bedroom apartment, enjoying views across to the historic medieval hall and landscaped communal grounds.

- Three bedroom ground floor apartment
 - No Onward chain
 - Cathedral Close location
- Short, level walk into the city centre
 - View of the Medieval Hall
 - Residents parking space
- Beautifully maintained communal gardens





The Apartment

From the moment you enter, the apartment offers a generous entrance hallway which creates an inviting first impression and provides access to all of the principal rooms.

The sitting room is bright with natural light and offers space for both relaxing and entertaining, with attractive views across the medieval hall providing an attractive background.

The second bedroom, currently arranged as a formal dining room, is a versatile double room that could equally serve as a guest bedroom or additional reception room, depending on your lifestyle.

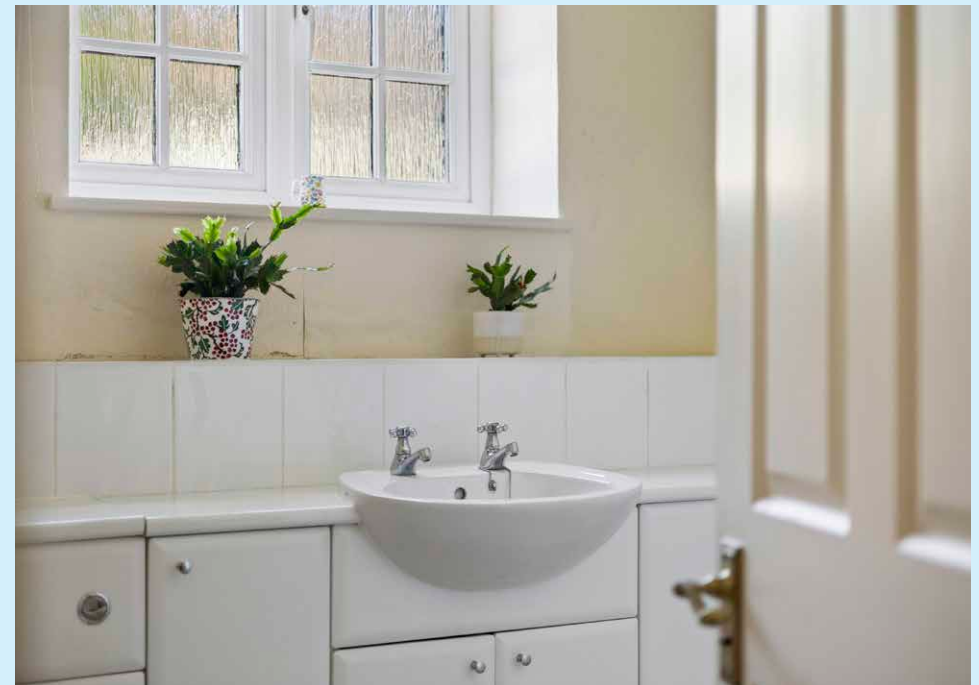
The well-appointed kitchen has been thoughtfully designed with an extensive range of wooden wall and base units, complemented by brown marble -effect worktops. Integrated appliances include a hob, double oven and fridge freezer, with the outlook over the buildings makes this a nice view from the kitchen.

The principal bedroom is a spacious and a peaceful retreat, benefiting from fitted wardrobes and delightful views across the communal gardens towards the medieval hall.

The third bedroom is currently utilised as a home office and offers for a comfortable single bedroom. Completing the accommodation is a well-equipped bathroom featuring separate shower, together with a wash hand basin and WC.

Residents of Maxwell House enjoy the privilege of living within the exclusive grounds of Sarum St Michael, with beautifully maintained communal gardens, residents' parking and an enviable setting that combines history, tranquillity and convenience. Despite its peaceful surroundings, the apartment is within easy walking distance of the city centre and its excellent range of shops, cafés, restaurants and everyday amenities.

This exceptional apartment offers a rare opportunity to acquire a spacious home in one of Salisbury's most sought-after residential settings, where character, comfort and an outstanding location come together to create a truly special place to live.





Grounds

The property is situated within the grounds of Sarum St Michael and overlooks the pretty garden which is called 'Catalpa Square.' Sarum St Michael is planted and maintained with a large area of lawn with river frontage and numerous benches to enable residents to sit and enjoy the wonderful views.

Location

Salisbury has the largest Cathedral Close in the UK, extending to about 80 acres; with gated access, 'The Close' is locked at night and has its own security teams. The High Street and City centre are a short, level walk from the apartment, ensuring there is an excellent range of shopping, educational, leisure and cultural facilities within easy reach. There is also a well-thought of Playhouse and twice-weekly charter market in the Market Square.

Salisbury has excellent road links to London and the West Country (A303), Southampton (A36) and Bournemouth (A338), and provides direct trains to London Waterloo (90 mins), Bristol (80 mins) and Bath (60 mins) from Salisbury mainline railway station (about 0.6 miles from the house on foot).

Additional Information

Services:

Mains water and drainage, mains electricity, gas fired central heating

Tenure:

Leasehold, 125 years from 2021 with (120 years remaining)

Annual service charge £3,000

Council Tax Band:

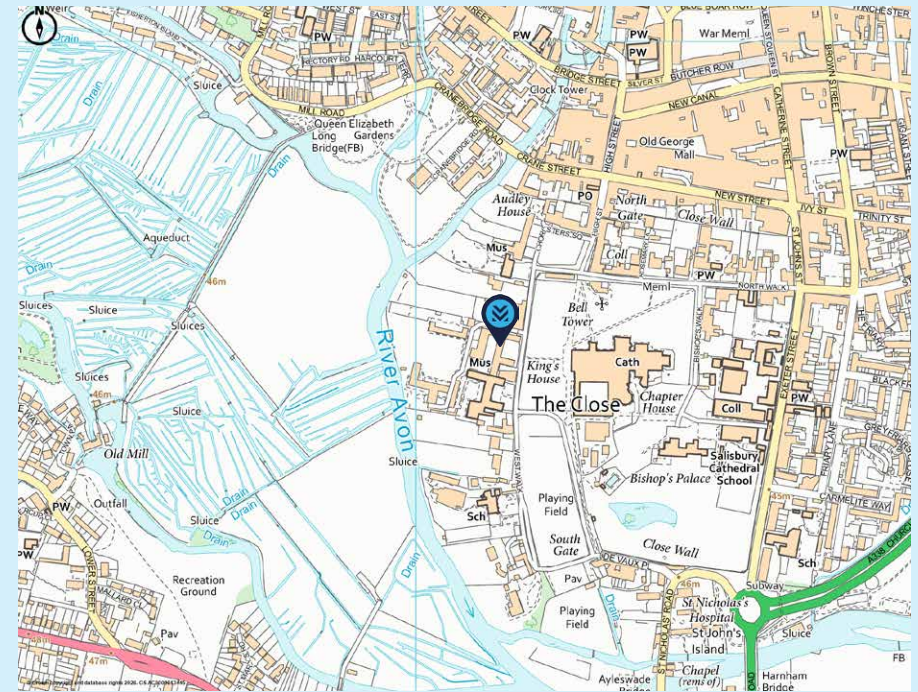
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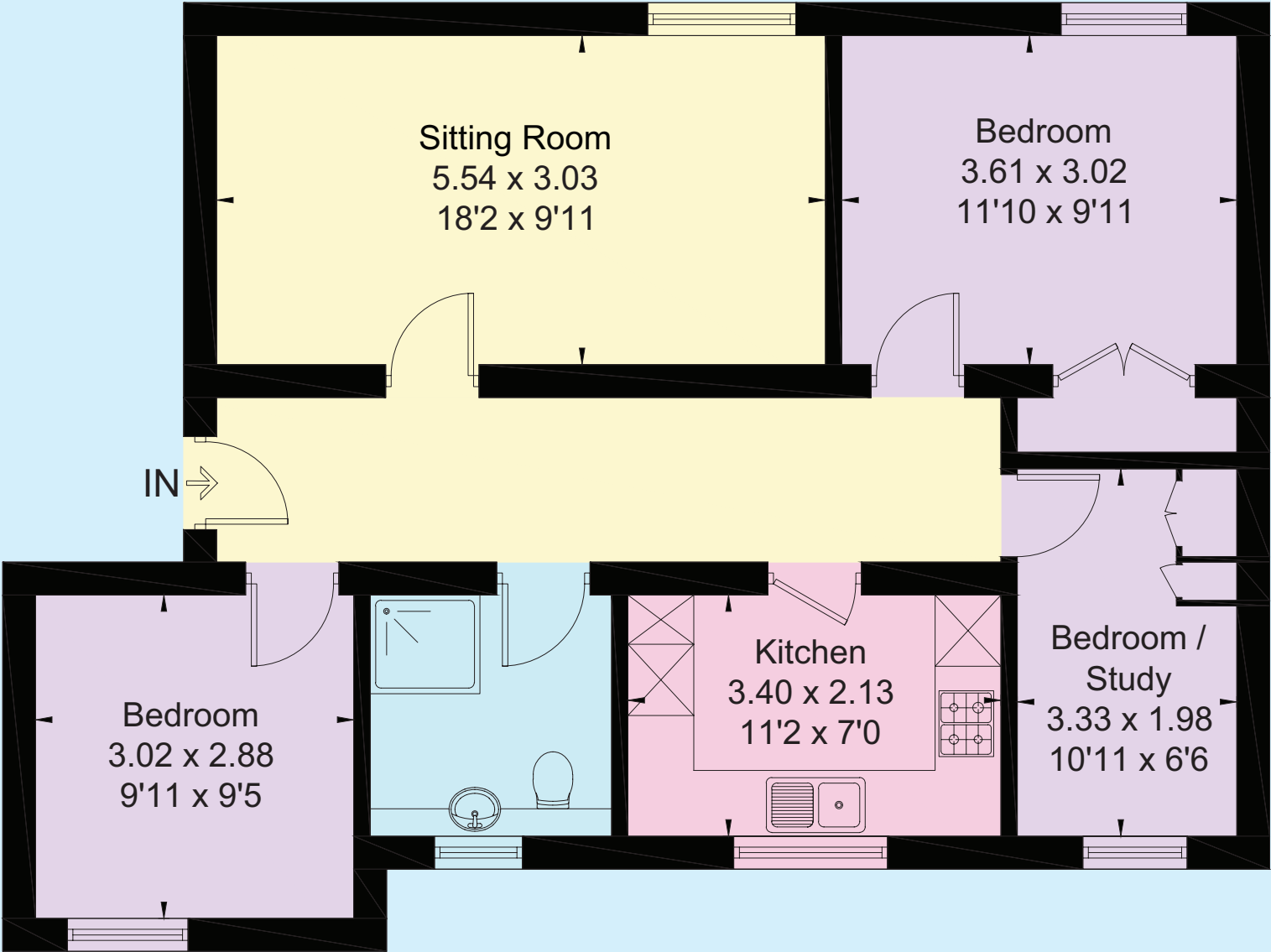
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Square Footage:

794 sq ft



Approximate Floor Area = 73.8 sq m / 794 sq ft





Contact

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