

103 The Close  
Salisbury

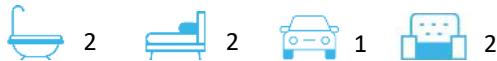




## A charming grade II\* listed two double bedroom ground floor apartment with its own garden and off-road parking

103 The Close  
Salisbury, SP1 2EY

Guide Price:  
£835,000



- Two Large Double Bedrooms
- Two Bathrooms
- Ground Floor Accommodation
- Three Reception Rooms
- Private Garden
- 3 Acres of Communal Grounds
- Easy Walk into the City Centre
- Residents Parking Space
- Cathedral Close Location
- No Onward Chain

### The Property

Set in the heart of the highly sought after Sarum St Michael area of Salisbury's famed Cathedral Close, 103 The Close is a two bedroom ground floor apartment, offered with no onward chain.

This stunning property occupies part of the ground floor of The Old Deanery, a Grade II\* Listed building dating from the 13th Century and which also incorporates the historic Medieval Hall.

The apartment is accessed via a shared entrance hall, featuring an illuminated well. The private front door opens into a wide, welcoming hallway.

Throughout the property are high ceilings and notable period features including exposed timber beams and stone windows giving it a characterful feel. There are three reception areas offering excellent living space, the main reception room has an electric faux wood burner and dual aspect windows, which look out onto the private garden. There is a spacious shower room with lots of storage and free standing shower cubicle, which is accessed from the main entrance hallway. The master bedroom has fitted floor to ceiling storage/ wardrobes and en-suite with shower and bath.

The second bedroom is a large double bedroom, with exposed wooden beams.

The kitchen is well appointed with pale green painted wooden doors with plenty of under counter storage and finished with grey flecked granite worktops. There is an integrated double electric oven, dishwasher, fridge and freezer, the hob is an induction unit. There is a door which leads directly out into the garden and can be used as the main access if desired.

**Services** - All Mains services are connected. According to Ofcom full fibre broadband is connected and service from all main mobile providers is likely. 24/25 Service Charge is £3846

### Tenure

Leasehold

### EPC Rating

D (64)

### Outgoings

Council Tax Band: G

### Size

1736 sq ft







## Outside

A particular feature of the property is its own garden, which has been fully maintained by the current owner, and beautifully landscaped with mature planting and a delightful patio. Beyond this, the communal grounds total c. 3 acres with the River Avon running along one boundary. There are plenty of benches and areas for residents to sit out and enjoy the views.

There is parking for one vehicle per property. Additional parking can be rented within The Close.

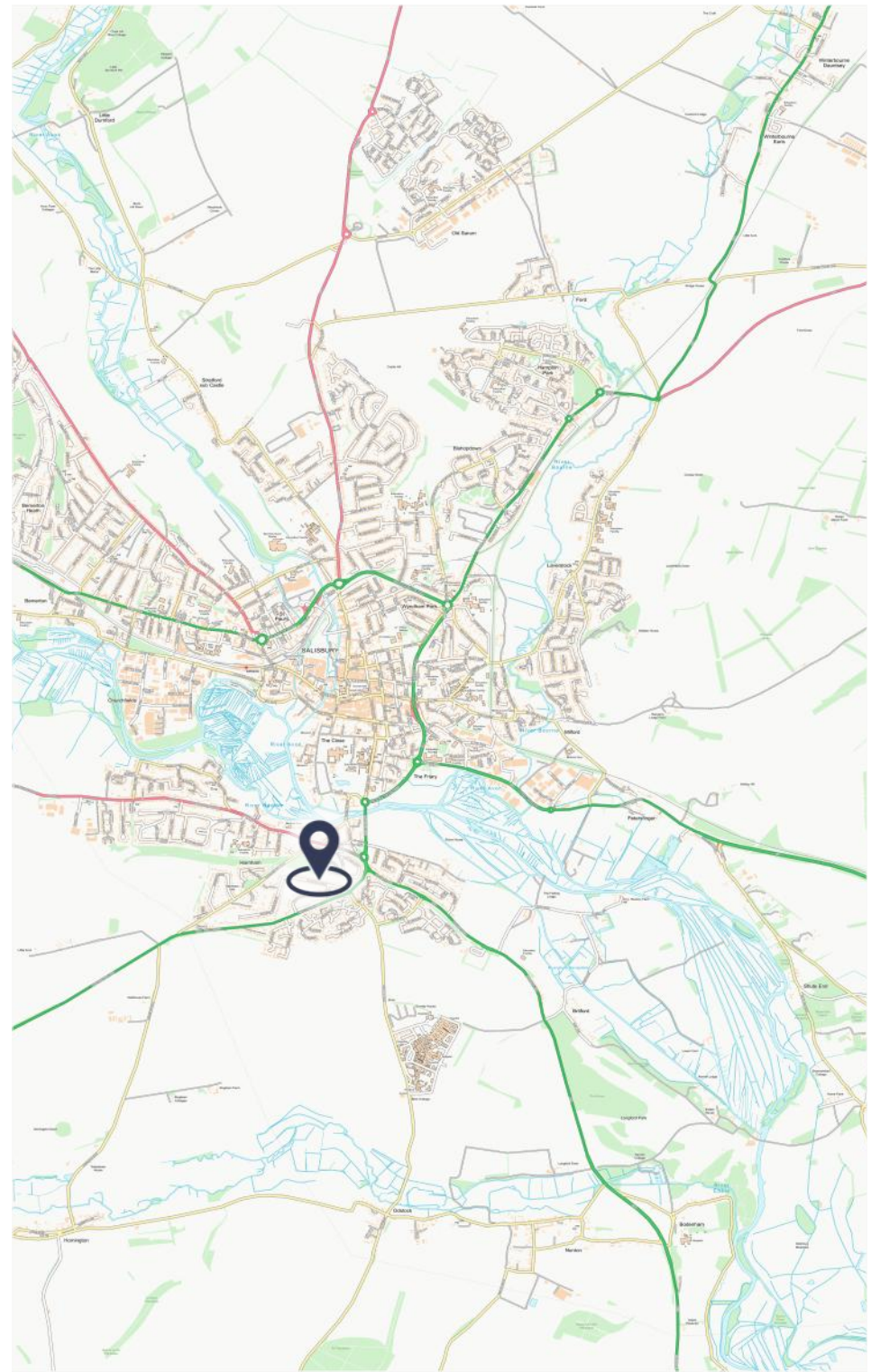
## Location

Located within 3 acres of communal gardens which also enjoy stunning views over the River Avon and 'Constables Water Meadows', this lovely property is set within Salisbury's iconic Cathedral Close. Salisbury's medieval centre is within easy walking distance and boasts a well-thought of Playhouse and busy twice-weekly charter market, with a plethora of restaurants, coffee shops, shopping, and leisure facilities.

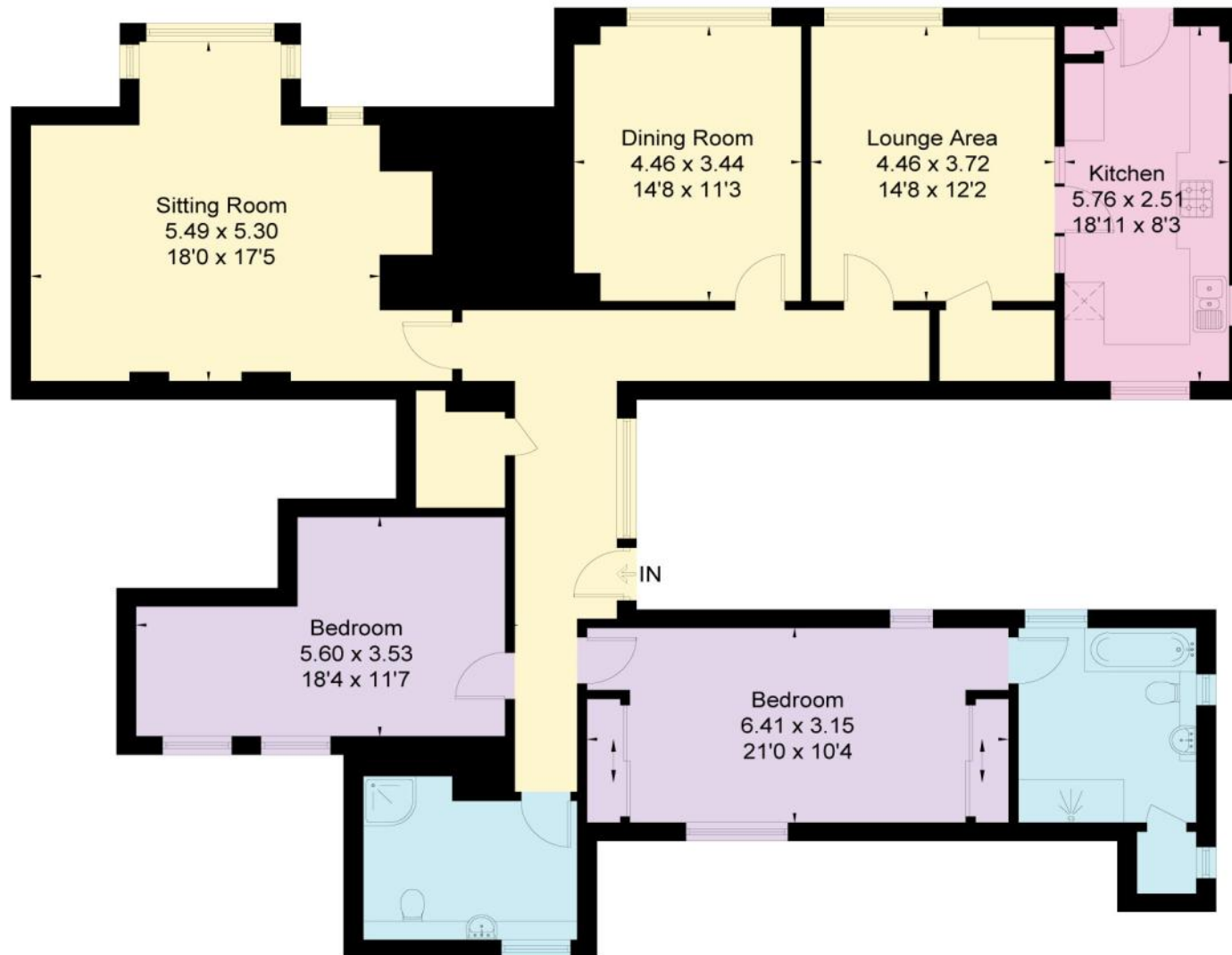
Salisbury has excellent road links to London and the West Country (A303), Southampton (A36) and Bournemouth (A338), and provides direct trains to London Waterloo (90 mins), Bristol (80 mins)







Approximate Floor Area = 161.3 sq m / 1736 sq ft



Ground Floor



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