

154 The Close, Salisbury SP1 2EY



We are proud to present

154 The Close

Salisbury SP1 2EY

A beautifully presented three-bedroom ground-floor apartment, superbly situated within the development of Sarum St Michael and enjoying fantastic views across the Water Meadows and the river.

- Three-bedroom ground-floor apartment
- Fantastic river frontage views across to the Water Meadows
 - Cathedral Close Location
- Bright and spacious open-plan sitting/dining room
 - Stylish modern fitted kitchen
- Principal bedroom with ensuite toilet and sink
 - Separate modern family bathroom
- Residents Parking Space





The Property

Upon entering the property, you are welcomed into a spacious and practical hallway with excellent built-in storage, providing a useful introduction to this well-proportioned home.

The hallway leads directly into the impressive open-plan sitting room and dining area which is particularly bright and welcoming space due to the windows which take advantage of the lovely views across the water meadows. The open-plan layout creates an excellent area for both relaxing and entertaining, with the sitting room flowing naturally through to the dining area.

From the dining area the accommodation continues into the stylish fitted kitchen, which features attractive cream-coloured up and lower units with stone coloured granite work surfaces and appliances, including cooker, dishwasher and washer/dryer.

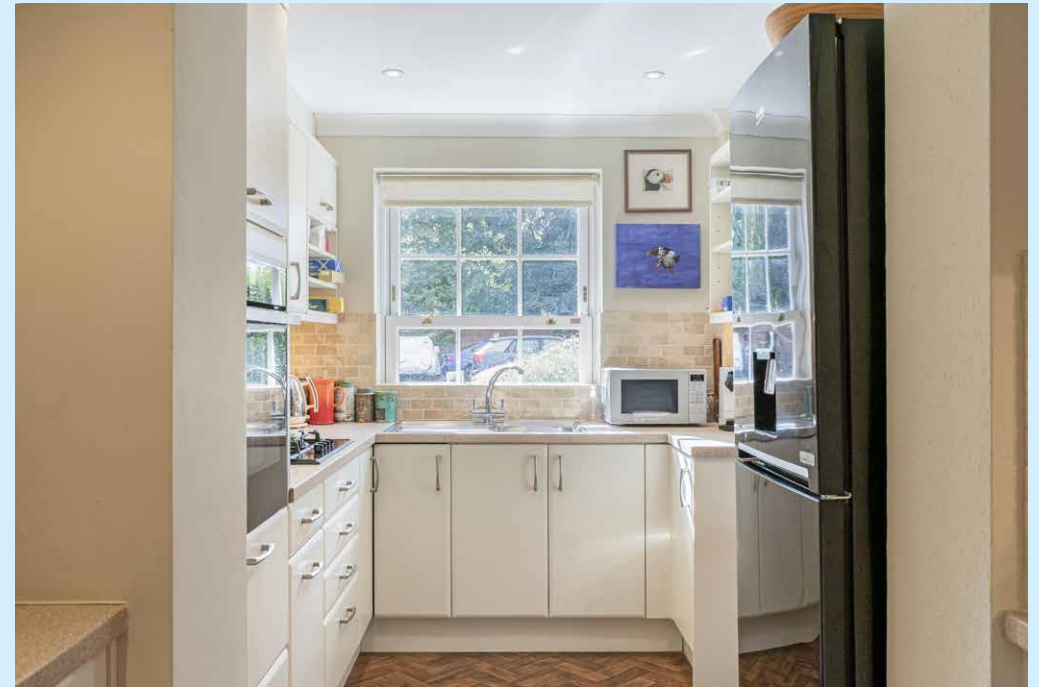
There are three well-proportioned bedrooms, with the principal bedroom having the advantage of an ensuite toilet and sink and built in wardrobes. There are two further good size bedrooms and a separate modern family bathroom which has a large double walk-in shower, which is modern and practical.

Overall, this is a fantastic three-bedroom ground-floor apartment offering generous accommodation, excellent natural light, attractive views and a highly desirable setting close to the water meadows and river.

Location & Amenities

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)





Garden & Grounds

The apartment is set within approximately three acres of attractive, well-maintained communal gardens and enjoys a pleasant outlook across the Water Meadows towards the river. This peaceful and scenic setting provides a tranquil environment. Each apartment has the right to park a car in a parking space, with visitors parking permits available as well.

The Water Meadows provide a very attractive natural setting close to the property and open green space nearby. The location is well suited to those looking for a home that combines tranquillity, attractive views and convenient access to local facilities.

Further local amenities, shops, cafés, restaurants and transport connections can be found within the surrounding area, while the wider town and countryside are readily accessible.

Additional Information

Pets: Pets are not allowed

Postcode: SP1 2EY

What3words: ///alarm.vote.tags

Lease information: Ground Rent £45

Service charge £3800.00 per annum

Leasehold (125yrs from Nov 2021)

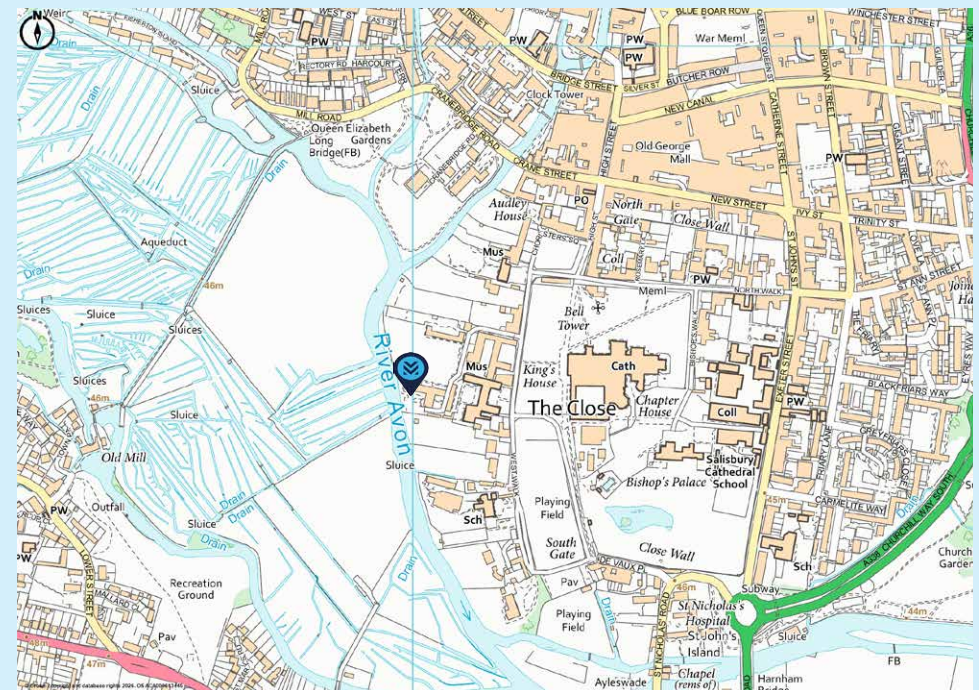
Services: All mains services are available. Gas central Heating. Ofcom suggests full fibre broadband of up to 1,000Mbps is available. All main mobile phone providers suggest good service.

Tenure: Leasehold

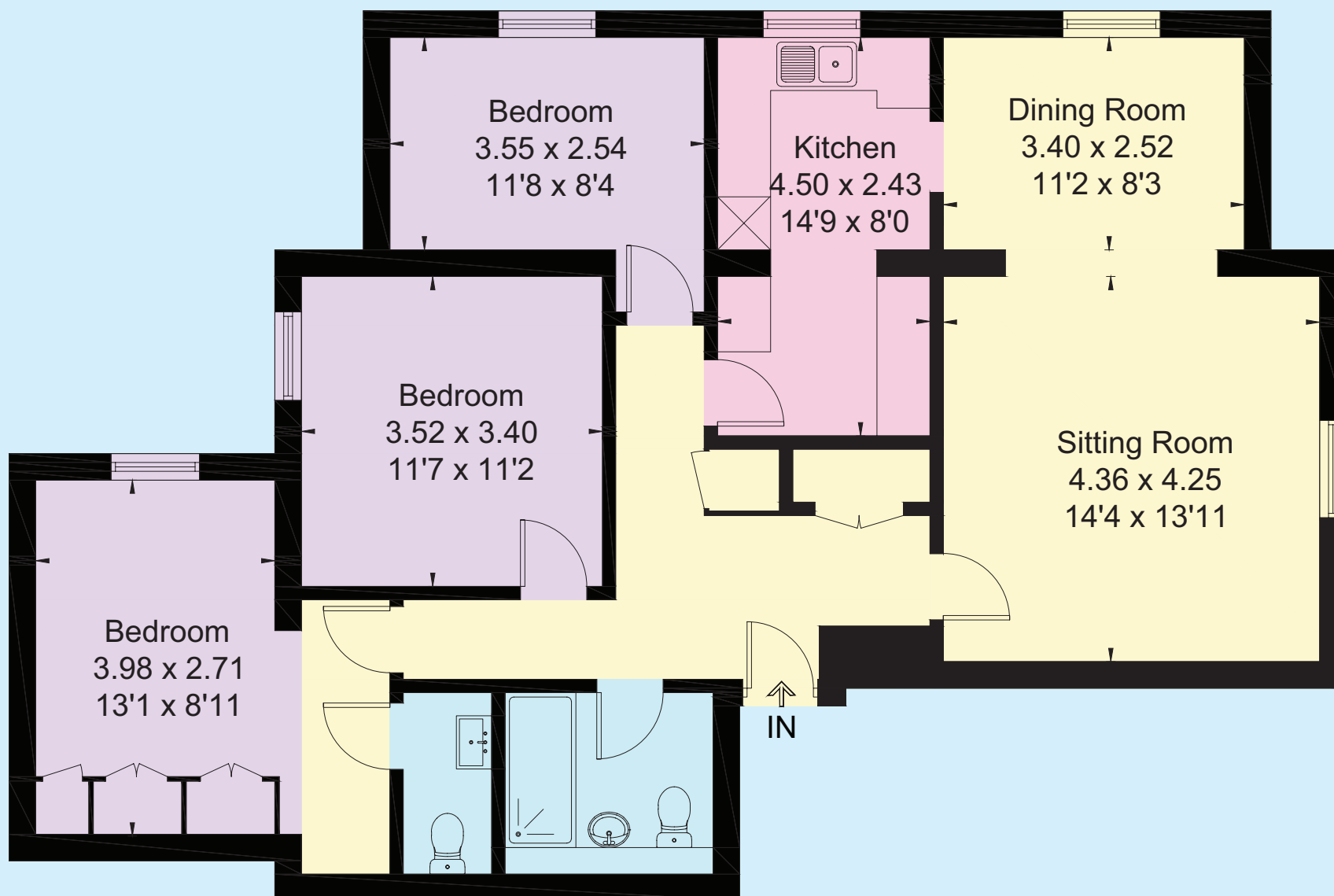
Council Tax Band: F

EPC Rating: D

Square Footage: 1066 sq ft



Approximate Floor Area = 99.0 sq m / 1066 sq ft





Contact

Call: 01722 337 575

Email: residential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 49 High Street, Salisbury, SP1 2PD