

7 Nightingale House, Cathedral Views, Crane Bridge Road, Salisbury, Wiltshire, SP2 7TW



 Myddelton & Major

We are proud to present

7 Nightingale House

Cathedral Views, Crane Bridge Road, Salisbury, Wiltshire, SP2 7TW

A beautifully positioned one-bedroom top-floor apartment with spectacular views towards Salisbury Cathedral and the River Avon, set within the highly regarded Cathedral Views development.

- One-bedroom top-floor apartment
- Spectacular Cathedral and River Avon views
 - Private balcony overlooking the river
- Double-aspect living room with sloping ceilings
- Well-equipped fitted kitchen with integrated appliances
 - Built-in bedroom storage
- Beautiful landscaped communal riverside gardens
 - Allocated private parking space
 - Secure gated vehicle access
- Excellent central location close to Cathedral Close and railway station





The Property

Flat 7, Nightingale House is an attractive one-bedroom apartment occupying the third and top floor of this popular development, enjoying a peaceful riverside setting whilst being within easy reach of Salisbury city centre. The property combines well-proportioned accommodation with a private balcony, allocated parking and beautifully maintained communal gardens adjoining the River Avon.

The living room is a particularly appealing feature, enjoying a double aspect and an abundance of natural light. French doors open directly onto the private balcony, from which there are spectacular views towards Salisbury Cathedral and the River Avon below. The room has attractive room-in-the-roof proportions with sloping ceilings, an electric fireplace with an attractive surround, and ample space for comfortable seating and dining.

The fitted kitchen is well equipped with a range of floor and wall-mounted units, roll-edge work surfaces and tiled splashbacks. Integrated appliances include a gas hob with electric oven and extractor, dishwasher and fridge/freezer, whilst there is also space and plumbing for a washing machine.

The bedroom enjoys a pleasant outlook across the Cathedral Views development and benefits from built-in wardrobe and shelving, providing useful storage. The bathroom is fitted with a white suite comprising a bath with mixer tap and shower over, pedestal wash basin and WC, with the room again enjoying pleasant views.

Outside

Outside, Nightingale House is surrounded by landscaped communal gardens adjoining the River Avon, incorporating lawns, established flower and shrub borders, pathways and seating areas. These provide residents with attractive spaces in which to relax and enjoy the tranquil surroundings. The apartment also benefits from an allocated parking space, positioned immediately to the right of the communal entrance, together with additional communal visitor parking.

Vehicle access is secured via electric gates from Crane Bridge Road, whilst secure pedestrian access is available from both Crane Bridge Road and Fisherton Street.

Riverside walks can be enjoyed directly opposite in Elizabeth Gardens.

Additional Information

Services: All mains services are connected. Ofcom suggests broadband speeds of up to 1800Mbps are available and that all major mobile networks should have good coverage outside and inside.

Tenure: Leasehold - 999 years from 1996 (969 years remaining) - Total: £1706.01

for 2026 (Made up of: Ground Rent £100, Estate Charge £513.32, Flats Charge £576.96, Estate Sinking Fund £13.40, Sinking Fund Flats £502.33)

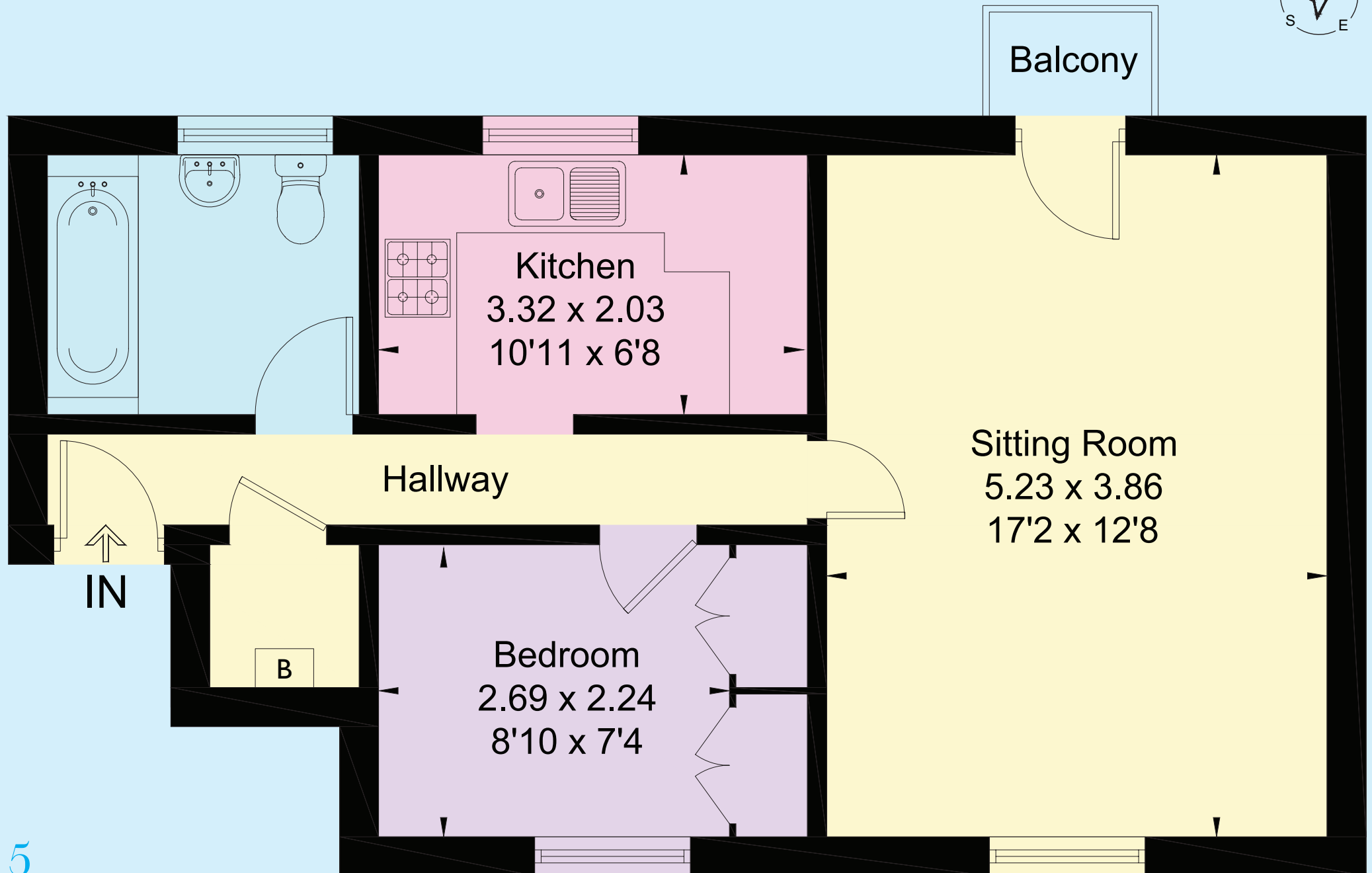
Council Tax Band: Band D

EPC rating: C (75)

Square Footage: 520 ft²



Approximate Floor Area = 48.3 sq m / 520 sq ft





Contact

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