



144, The Close, Salisbury



## A wonderful two bedroom ground floor apartment set in the heart of Sarum St Michael on Salisbury's Iconic Cathedral Close.

144 The Close, Salisbury, SP1 2EY **Guide Price**  
£375,000



Tucked away in the heart of Salisbury's Cathedral Close is this rarely available two bedroom ground floor apartment, with the benefit of parking. The apartment has a homely feel, with neutral décor, generous high ceilings and plenty of light comes in through the large sash windows.

This ground floor flat is accessed via the communal entrance hall, which leads to the front door, with a meter cupboard located to the side. Upon entering, the hallway welcomes you with both a single and a double storage cupboard, as well as access to all rooms within the apartment.

The living area is a bright triple-aspect room, benefiting from plenty of natural light. The westerly outlook is particularly attractive, offering views over the water meadows.

The kitchen is fitted with a range of floor and wall-mounted units, work surfaces with tiled splashbacks, an integrated chest-height double oven, electric hob. Plus a tall fridge-freezer, washing machine, and dishwasher.

Bedroom One is a double room featuring a built-in, floor-to-ceiling double wardrobe. Bedroom Two is also able to accommodate a double bed. The shower room is fitted with a corner shower cubicle, wash basin, and WC set within a vanity unit with a mirrored cupboard above. Additional features include a chrome towel rail and further built-in storage.

### Features

- Set in the Cathedral Close
- Three Acres of Communal Grounds
- Easy access to the City Centre
- Delightful Outlook
- No Onward Chain
- Ground Floor
- UPVC Double-Glazing
- Residents Parking Space
- Long Lease
- Triple Aspect Sitting Room

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

### EPC Rating

C (74)

### Outgoings

Council Tax: Wiltshire Band E

### Size

724.00 sq ft

### Location

#### Outside

The property sits within approximately three acres of attractive and well maintained communal gardens, which run down to the River Avon, with delightful views over the water meadows beyond and also of the cathedral. We understand that Sarum St. Michael retains the fishing rights in the portion of the River Avon adjoining the communal gardens (subject to a rod license and in due season).

Each flat has the right to park one car in the parking spaces, with visitors parking permits available as well.

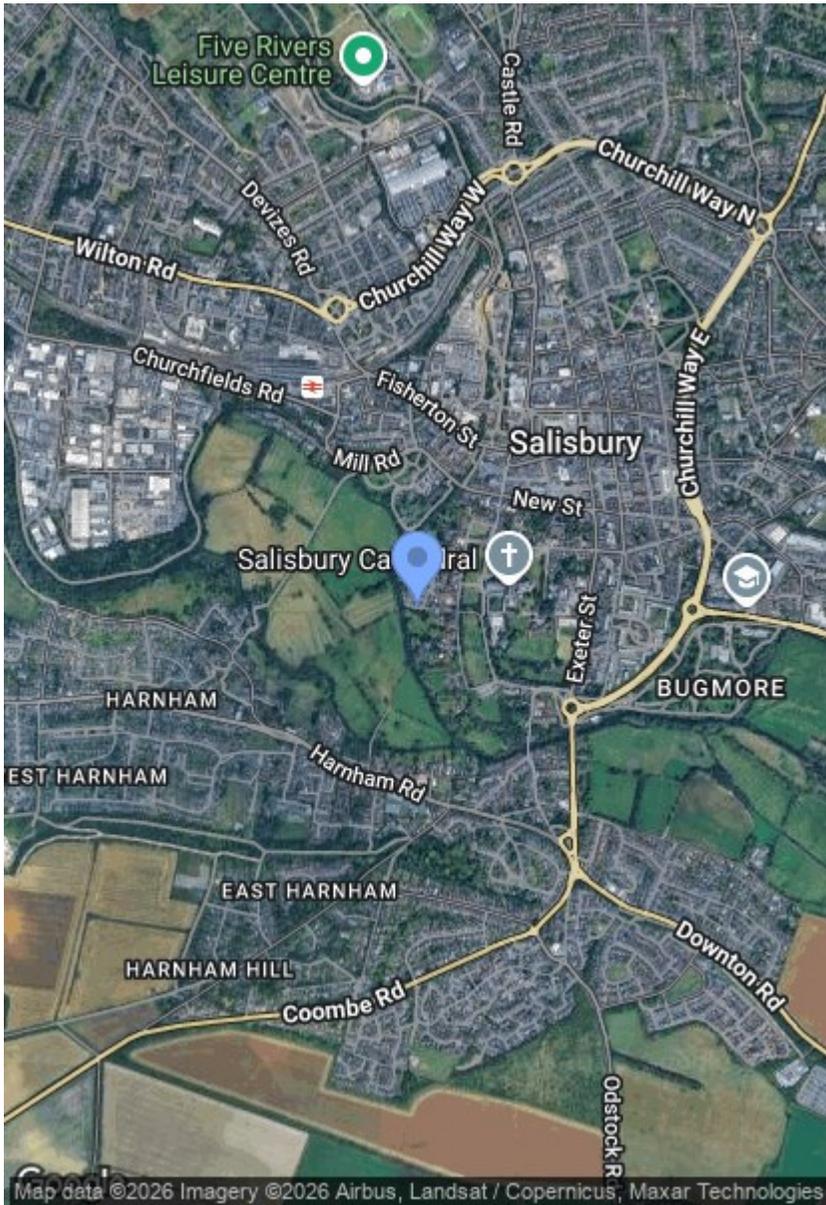
#### Location

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). Salisbury train station provides direct trains to London Waterloo (90 mins), Bristol (80 mins) and Bath (60 mins) from Salisbury mainline railway station.





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