



Flat 1, 44 New Canal, Salisbury



## An outstanding one bedroom property set within a boutique development of only 5 luxury apartments within the thriving heart of the city of Salisbury

Flat 1 44 New Canal,  
Salisbury, SP1 2AQ

Guide Price  
£185,000



A stylish one bedroom apartment set on the first floor with views down New Canal Street. The property is accessed via a communal entrance from the street opening straight into the hallway. The living space is lovely and light with large windows. The kitchen has plenty of storage within above and below counter cupboards and features an attractive marble style worktop. The sink is inset in the worktop as is the electric hob. The kitchen is finished off with a fitted electric oven. The kitchen and living area is open plan and with the addition of large well appointed shower room and a good sized bedroom, this is very comfortable apartment.

### Features

- 1 Double Bedroom
- Set in the Heart of the City
- High Quality Finish
- Newly Converted
- Close to Shops & Restaurants
- City Centre Living
- High Speed Wi-Fi Available
- Well Appointed Bathroom

### 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 (80)

### Outgoings

Council Tax: Wiltshire Band New Build

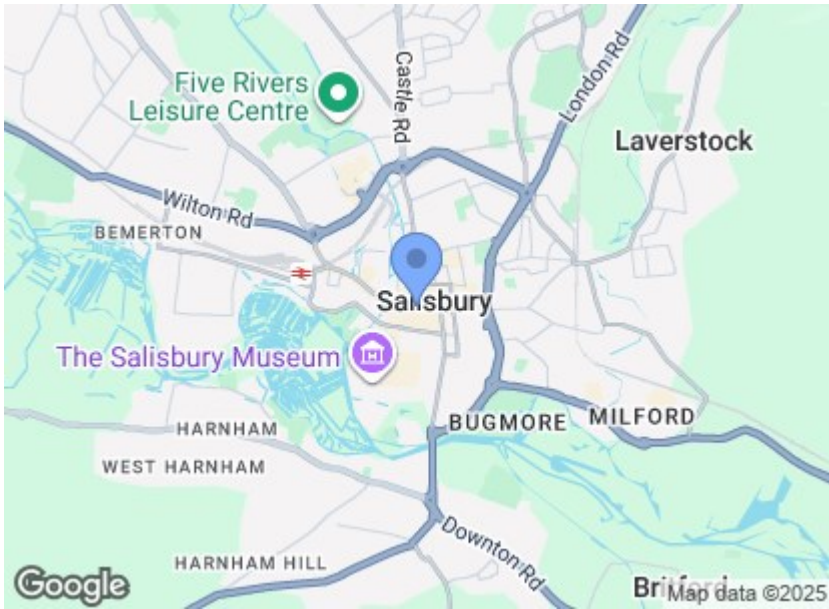
### Size

507.40 sq ft

44– 48 New Canal Street is located within the heart of Salisbury's vibrant and historic city centre, just a stone's throw away from the iconic Cathedral Close and within easy walking distance of all amenities whether you are popping out for a coffee or across to the twice weekly charter market which often occupies the entire market square. Salisbury boasts a well-thought of Playhouse and a plethora of restaurants including; Cote, Hixon, Tinga and the wonderful Café Divali. Local shops supermarkets include Marks and Spencer, Sainsburys, Waitrose and Tesco. Coffee shops include. Pret a Manger, Boston Tea Party, Culture Coffee and Sonda. Popular pubs include, the Haunch of Venison, The Ox Row Inn & The Old Ale House. The newly opened Everyman Cinema is close by and offers a more luxurious cinematic experience. Shops include: Bradbeers Department Store, Greenfields Gunmakers, Waterstones, Cook, Reeve the Baker and H R Tribbeck and Sons Jewellers.

There is a comprehensive offering of primary and secondary schools in both the private and state sectors. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station, which is an easy from the property.

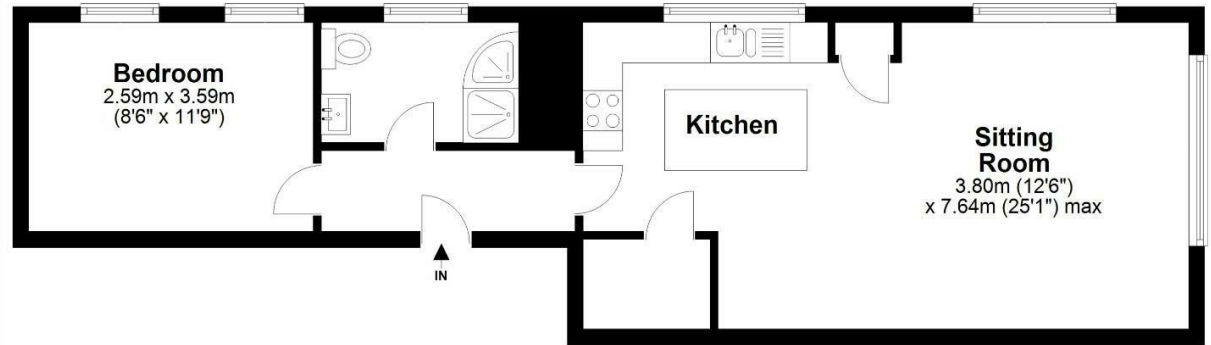




Myddelton  
& Major

### First Floor Flat

Approx. 47.1 sq. metres (507.4 sq. feet)



Total area: approx. 47.1 sq. metres (507.4 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines  
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