



4 The Toll House, 11 St Nicholas Road, Salisbury



1 Bedroom



1 Bathroom



1 Reception Room

PCM

£1,100 PCM

Council Tax

Wiltshire Council £2056.73 (2025/26) Band B

EPC Rating

D (68)

Size

515.00 sq ft

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.

4 The Toll House 11 St Nicholas Road, Salisbury, SP1 2SN

Charming one-bedroom apartment in a Grade II listed building, with balcony, modern kitchen, and spacious bathroom, just a short walk from Salisbury city centre.

- Newly redecorated with new carpets
- 1 bedroom flat
- Within a Grade II listed building
- Appealing location
- Balcony with river views
- Level walk to the city centre

Features

One Bedroom Apartment in a Grade II Listed Building

Set within the elegant surroundings of a Grade II listed building, this beautifully presented one-bedroom flat offers character, charm, and a superb central location close to Salisbury city centre.

The property features a spacious living room with access to a private balcony, providing a lovely spot to relax and enjoy the outlook. The separate kitchen comes well-equipped with integrated appliances, including a fridge/freezer and washing machine, offering both style and convenience.

The double bedroom is generously sized, and the property benefits from a large bathroom with an over-bath shower and modern fittings throughout.

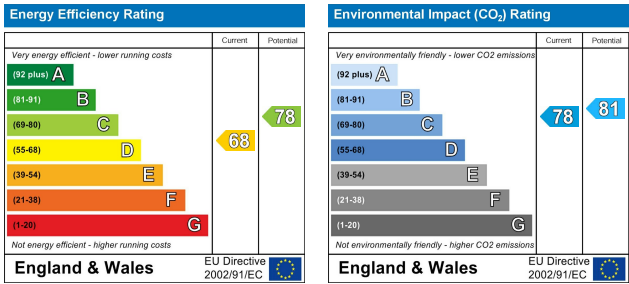
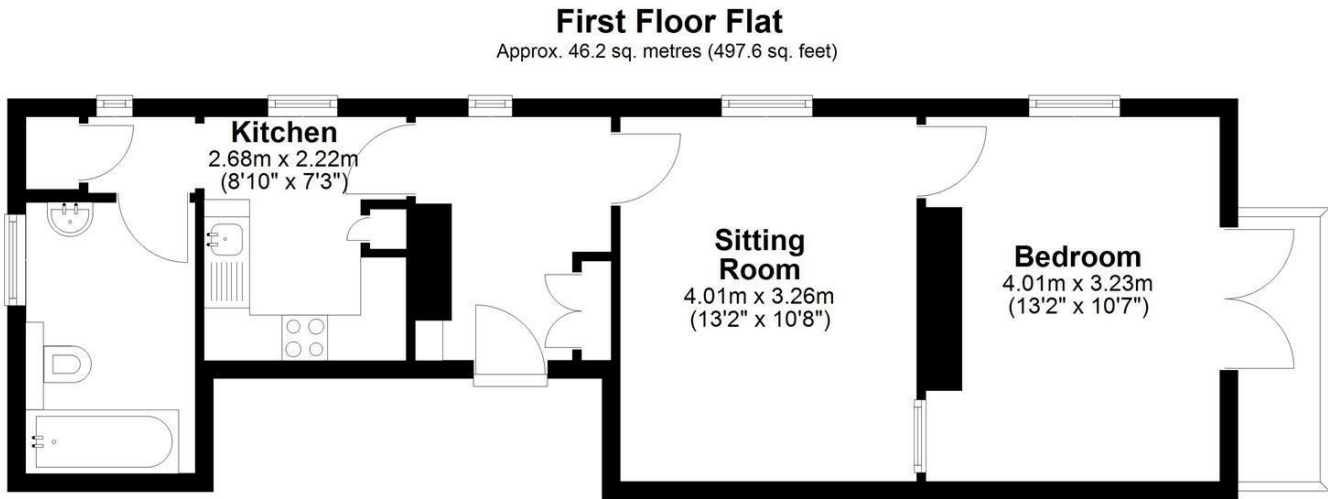
This charming apartment combines the period appeal of its historic setting with modern comforts, making it an ideal home for those seeking a peaceful yet well-connected location in Salisbury.

St Nicholas Road enjoys a prime position within Harnham, just a short and scenic walk through the Cathedral Close to Salisbury city centre. The local area offers excellent amenities, including a corner shop, three pubs/hotels, a primary school, tennis club, recreation ground, and church, creating a real sense of community.

Salisbury itself provides a wide range of shopping, educational, cultural, and leisure facilities, along with a popular twice-weekly charter market. The surrounding area offers beautiful walks across the water meadows and beyond, perfect for those who enjoy spending time outdoors.

For commuters, Salisbury's mainline railway station offers regular services to London Waterloo, with a journey time of approximately 90 minutes.





Total area: approx. 46.2 sq. metres (497.6 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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