





161 The Close, Salisbury, Wiltshire, SP1 2EZ

- Ground floor apartment
- Refurbished to high standard
- Parking for 1 car
- Partial view of the Cathedral
- Communal gardens with river frontage

The Property

The accommodation comprises: entrance hall, drawing room, with space for a dining table and chairs, well-fitted kitchen, double bedroom with built in wardrobes and a bathroom.

Sarum St Michael is set in well-maintained grounds of about 4 acres with large sweeping lawns, numerous mature trees and a long river frontage to the River Avon. There is a caretaker service and residents parking for 1 vehicle.

Location

The apartment is situated within the sought-after development of Sarum St Michael, a peaceful and private setting within The Close, with extensive communal grounds fronting the River Avon and glorious views across the watermeadows. The apartment looks out on Catalpa Square, an attractively landscaped square of the West Walk directly opposite the West Front of the Cathedral.

Salisbury City Centre is a pleasant, short level walk from Sarum St Michael, with its extensive range of cultural, retail and recreational amenities.

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.

Rent: £1,100 PCM

A very well presented, south facing, ground floor apartment overlooking a pretty square with partial view of the Cathedral.

Size: 568 sq ft

Council Tax: Wiltshire £3,087.26
(2024/25). Band E



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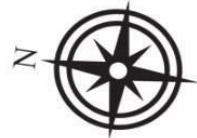
Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains electricity, water and telephone.

Other Fees: See Website.





Ground Floor



Total area: approx. 52.8 sq. metres (568.0 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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| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| A (92 plus) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | 68 |
| E (39-54) | 40 |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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