



107 The Close, Salisbury, SP1 2EY

£895 PCM





DESCRIPTION

107 The Close is a well-presented one bedroom ground floor apartment, comfortably part furnished to a good standard, with a view of the Cathedral spire. This property would suit a retired couple or working professional.

LOCATION

11'11" x 10'7" (3.63 x 3.23)

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.

ACCOMMODATION

From an attractive and welcoming communal hallway, the flat's front door opens into:

Entrance Lobby

3'5 x 3'3 (1.04m x 0.99m)

Run of coat hooks. Coat cupboard containing electric fuseboard. Door to:

Entrance Hall

9'9 x 7 '1 (2.97m x 2.13m '0.30m)

Entry phone and a useful storage cupboard. Doors to all rooms.

Kitchen/Breakfast Room

11'1 x 10'7 (3.38m x 3.23m)

Fitted with a range of low level storage units with a work top over with inset sink and double drainer unit. Free-standing electric cooker with grill, oven & 4 ring hob. Free-standing washing machine and fridge. Wall mounted combination gas fired boiler for central heating and hot water. Sash window.

Bedroom

11'11 x 10'7 (3.63m x 3.23m)

A good-sized double room with a sash window. 2 built-in double wardrobes and chest of drawers. Double divan bed. Telephone point.

Bathroom

Fitted with a suite of white bath with shower over with glass screen, wash basin with tiled splashbacks. Wall mounted mirror with Linolite and shaver point and a very deep storage cupboard with hanging rails and shelves. Vinyl floor.

Cloakroom

Fitted with a white low level WC. Vinyl floor.

Outside

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.

Parking

Each flat has one parking space, in addition to ample visitor parking.

SERVICES

Mains gas, electricity, water, drainage and telephone.

COUNCIL TAX

Band D. Current Annual Rate 2022/23 £2,191.82

TENANCY

To be let furnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis).

RESTRICTIONS

No sharers, smokers, children or pets.

HOLDING DEPOSIT

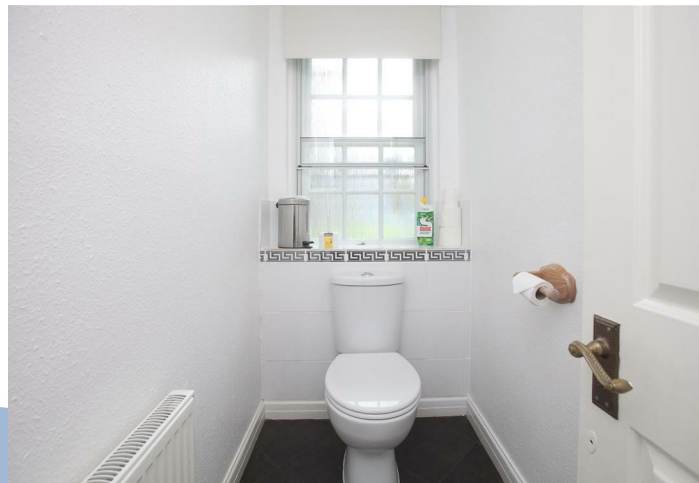
Equivalent to one weeks' rent

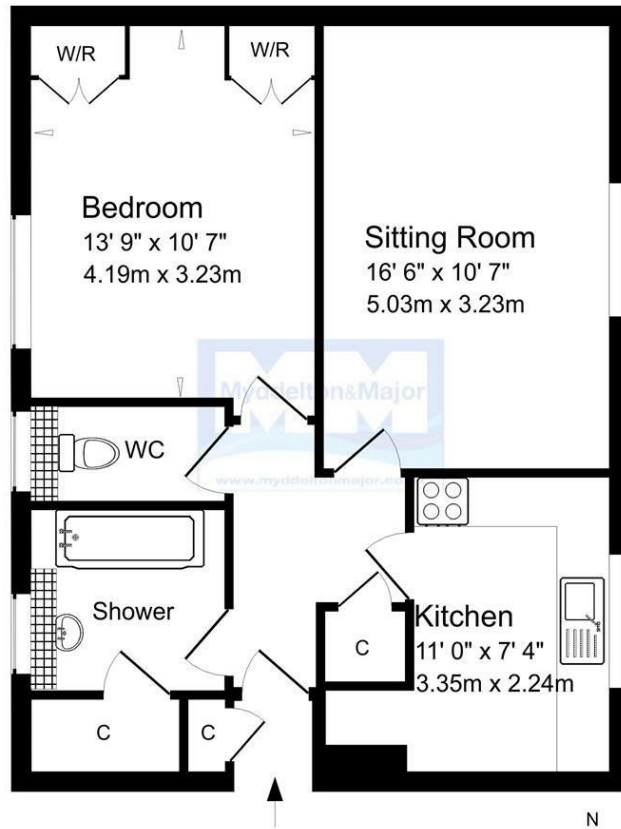
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Equivalent to five weeks' rent

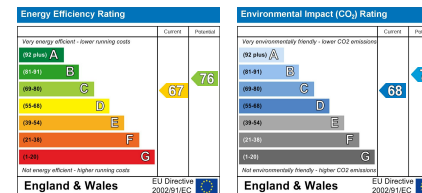
DIRECTIONS

Entering The Close via the High Street Gate, turn right at Choristers Green then left onto West Walk. Opposite the Cathedral's West Front turn right through a gateway into Sarum St Michael. Follow the drive round to the left and Queens House is the first building on the right. Flat 109 is reached by the first communal door.





Approximate Gross Internal Floor Area 590 Sq. Ft./ 55 Sq. M
 Measurements quoted are to IPMS: Residential 2
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