



Flat 4, 44 New Canal, Salisbury



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

Flat 4 44 New Canal,  
Salisbury, SP1 2AQ

Guide Price  
£199,950



Set on the second floor and one of only two apartments on that level, flat 4 is the second largest flat in this luxury boutique development and offers light and airy accommodation with all rooms enjoying large windows facing south. The kitchen is very well appointed and planned and includes plenty of above and below counter storage with an inset sink and electric hob within a faux marble worktop. Both bedrooms are doubles and are complimented by a well appointed shower room.

There is a large outside roof terrace with the potential option of storage or a home office.

### Features

- Two Bedrooms
- Light and Airy Accommodation
- Share of Freehold
- Outside Space
- Open Living Space
- City Centre Location
- Well Appointed Kitchen
- Potential Storage/Home Office

### 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

B (81)

### Outgoings

Council Tax: Band New Build

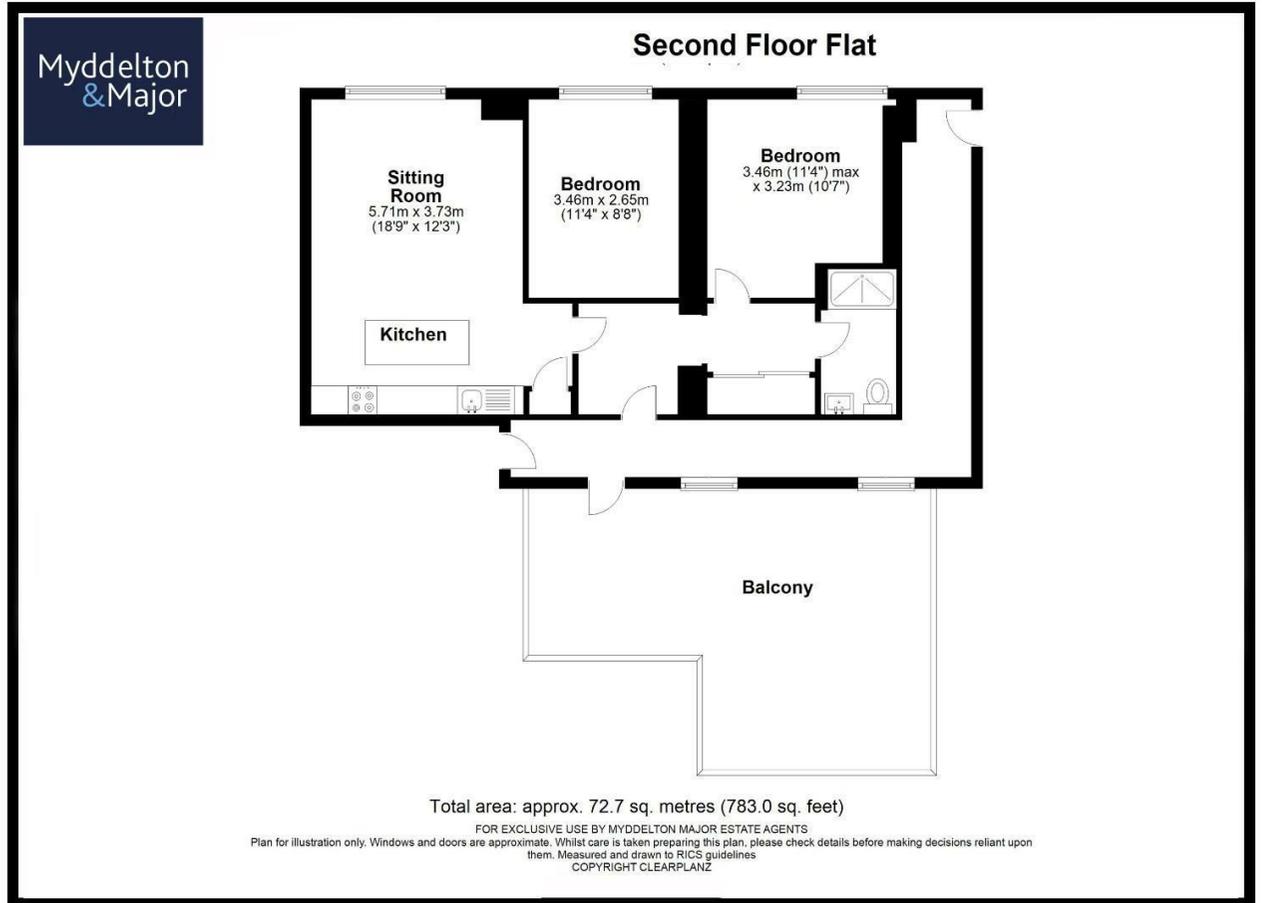
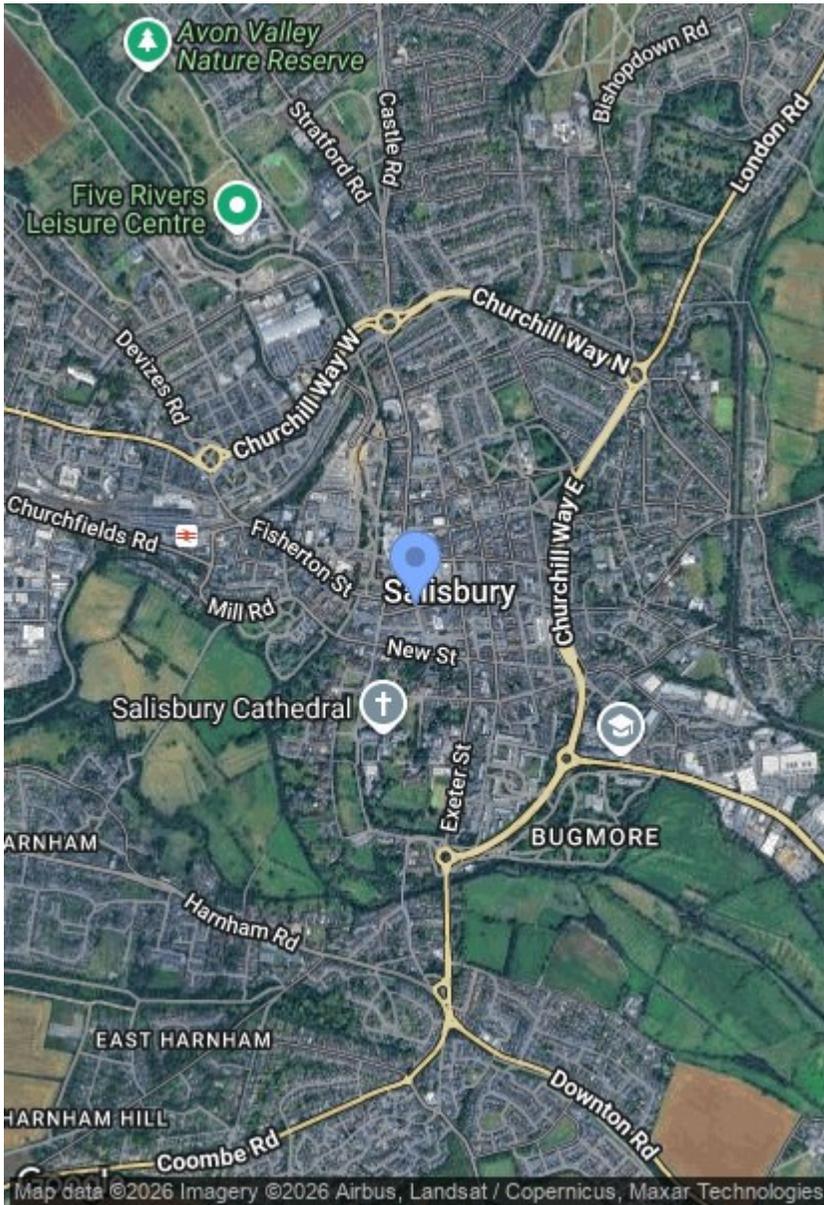
### Size

783.00 sq ft

### Location

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.





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