

Myddelton&Major

112 The Close

SALISBURY





A stunning second floor, one bedroom, apartment, with the principal rooms facing South and with a direct view of the Cathedral.

Tenure: Leasehold Size: 601 ft² EPC Rating: C (75) Council Tax Band: D

Leased Until: **26/09/2146**. Ground Rent: **£28.96** (29.9.23-28.9.23). Service Charge: **£2,028.05** (26.3.23-25.3.2024).



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Services - All mains services are available. Ofcom suggests full fibre broadband of up to 1,000Mbps is available.

Market Square 0.5 Miles • Train Station 0.9 Miles • Hospital 2 Miles • Harcourt Medical Centre 0.5 Miles

112 The Close, Salisbury, SP1 2EY

- Stunning Apartment
- Second Floor
- One Bedroom
- Dual Aspect Sitting Room
- Kitchen/Dining Room
- Bathroom
- Cathedral and River Views
- Communal Gardens
- Right to Park One Car
- South Facing Principal Rooms

The Property

Sarum St Michael was originally established in 1841 as The Diocesan Training College, slowly being extended over the following 121 years as the demand for further classrooms and housing rose. Following the college's closure in 1978, the building was converted into a number of residential properties, for those wishing to live within one of Wiltshire's most iconic locations.

The apartment is located on the second floor with inspiring views of not only the impressive West front of the Cathedral but also far reaching views across the grounds, River Avon and water meadows. The property is light and airy with the majority of the windows facing South, letting in plenty of natural light.

The sitting room is a well proportioned reception room which benefits from dual aspect windows, with views of both the Cathedral and the Medieval Hall and also across the grounds. shows off these views with a dual aspect windows.

The bedroom is a comfortable double room, with built in storage and plenty of space for other furniture.

The kitchen has been very cleverly designed and fitted to maximise the storage space, with a good range of units and worktops, including a clever sliding set of drawers which allows access to the boiler, and has space for a dining table and associated furniture.

The bathroom has again been well fitted with a vanity unit containing cupboards, a concealed cistern WC and a basin, along with a bath with a shower over.



Outside

The property sits within approximately three acres of attractive and well maintained communal gardens which run down to the River Avon, with delightful views over the water meadows beyond and also of the cathedral. We understand that Sarum St. Michael retains the fishing rights in the portion of the River Avon adjoining the communal gardens (subject to a rod license and in due season). Each flat has the right to park a car in the parking spaces, with visitors parking permits available as well.

Location

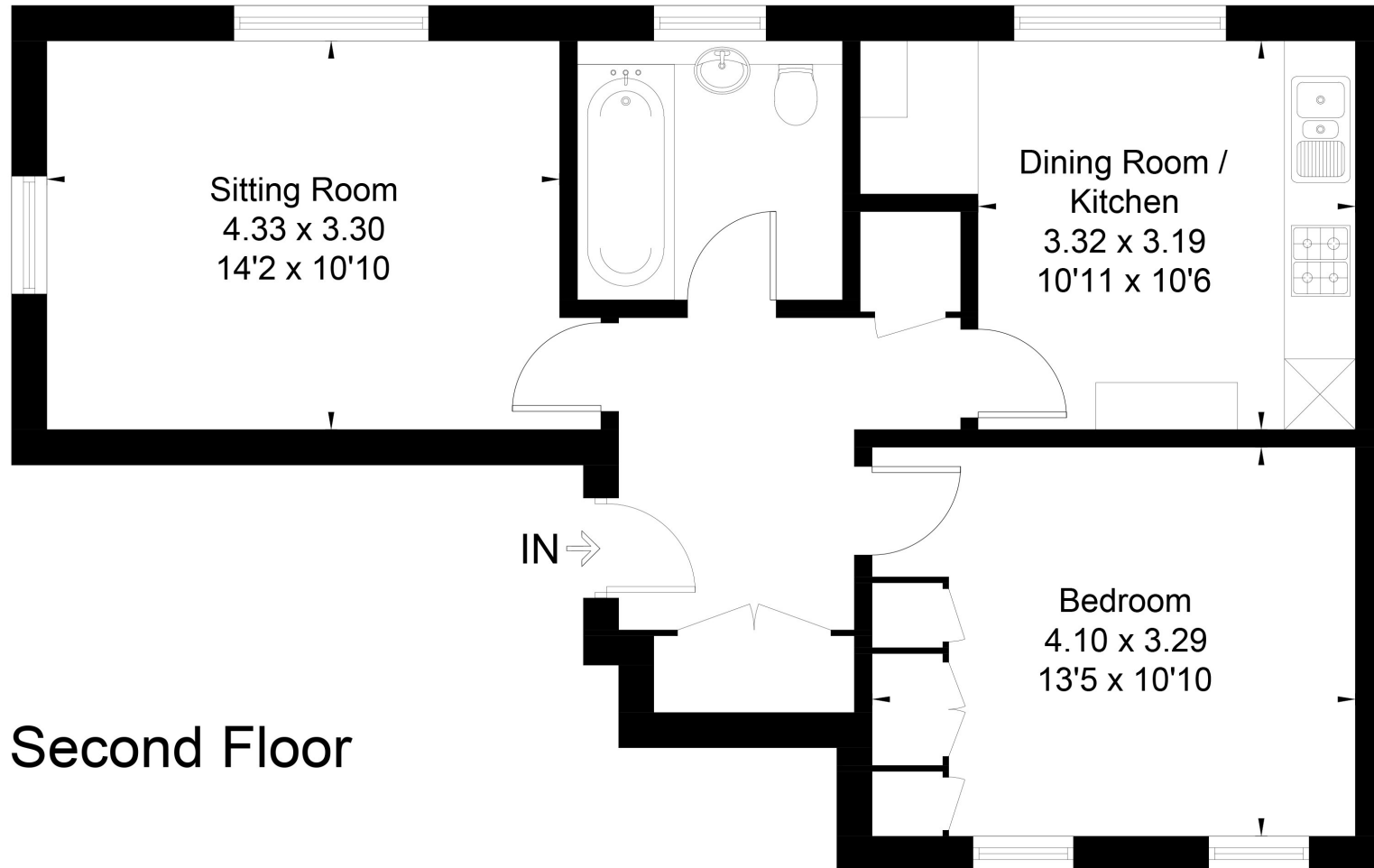
Located directly alongside the River Avon within the highly coveted Sarum St. Michael of Salisbury's Cathedral Close; a rare and historical area with numerous period buildings (including Arundells and Mompesson House), Salisbury Museum and an atmosphere all of its own.

Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. Salisbury has excellent road links to London and the West Country (A303), Southampton (A36) and Bournemouth (A338), and provides direct trains to London Waterloo (90 mins), Bristol (80 mins) and Bath (60 mins) from Salisbury mainline railway station.





Approximate Floor Area = 55.8 sq m / 601 sq ft



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64037

Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



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