

Apartments 1-5  
44 New Canal  
Salisbury







## An outstanding conversion of former offices creating 5 luxury apartments

44 New Canal

Salisbury, SP1 2AQ

Apartment 1 - £SOLD

Apartment 2 - £185,000

Apartment 3 - £SOLD

Apartment 4 - £225,000

Apartment 5 - £395,000

- 1, 2 & 3 Bedroom Apartments
- High Quality Finish
- Well Appointed Bathrooms
- Contemporary Kitchens
- Newly Converted
- Set in the Heart of the City
- High Speed Wi-Fi Available
- Roof Terraces with Apartments 4 & 5
- Cathedral Views with Apartments 4 & 5
- Just 3 Apartments remaining

### The Development

Set in the heart of the vibrant and historic city of Salisbury within easy walking distance to the railway station is 44 New Canal Street.

The Apartments range from circa 500sqft to an impressive open plan 1500sqft top floor apartment.

Easily accessed from the street the development is a well planned and executed conversion of first, second and third floor offices to create 5 fantastic boutique apartments.

Each apartment is presented with good quality, stylish fixtures and fittings and a neutral colour scheme all ready for the new owners to make their own. Well appointed bathrooms and contemporary kitchens offering plenty of storage space within above and below counter storage.

There is a wonderful light and airy feel throughout the conversion with the top two apartments enjoying wonderful views to both north and southerly aspects.

Each apartments eco credentials have been maximised to well above average EPC ratings and share a communal bicycle/bin storage room.

### Outside

Apartments 4 and 5 come with paved roof terraces with lovely views set over the varied period roof tops of some of Salisbury's oldest buildings.

**Services** - Mains electricity, water & Drainage are available and Ofcom suggests that broadband speeds of 1000Mbps are available and mobile coverage is good for all providers

### Tenure

Leasehold

### EPC Rating

Apt 1,2,3 & 5 = C  
Apt 4 = B

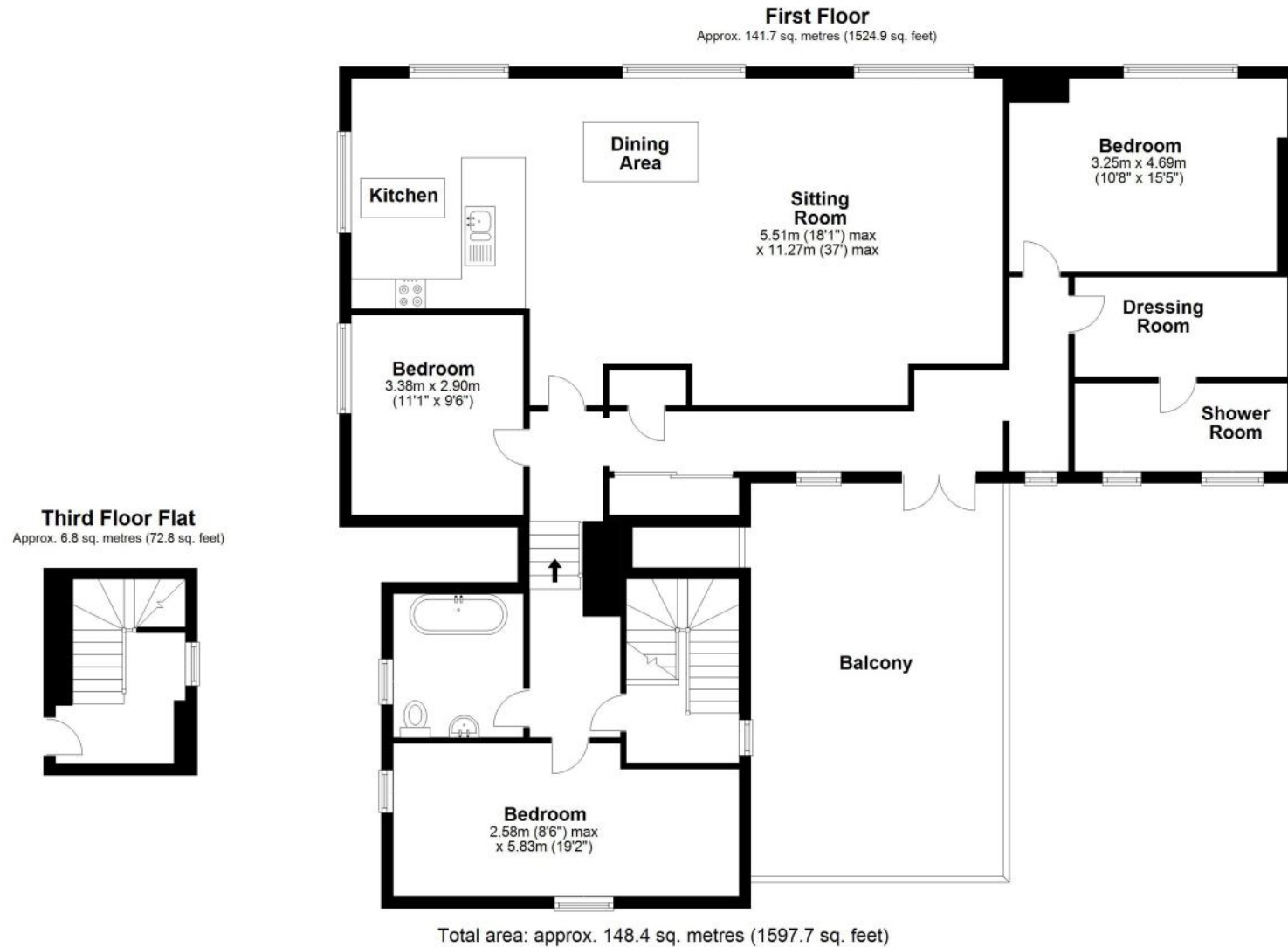
### Outgoings

Council Tax Band: C

### Size

See Floorplans

## Apartment 5



COPYRIGHT CLEARPLANZ  
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

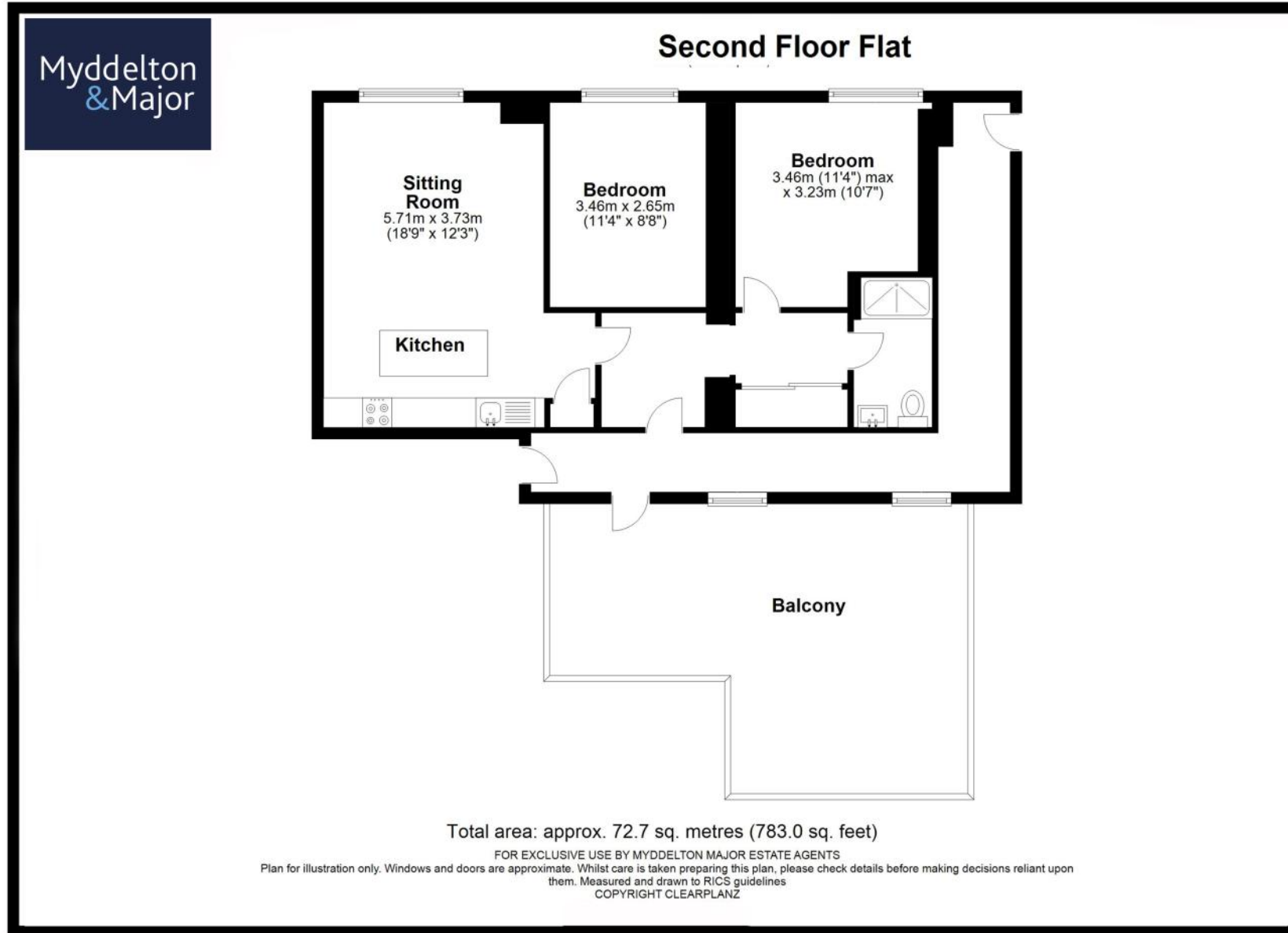
### Disclaimer Notice

Myddelton & Major LLP 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.





## Apartment 4



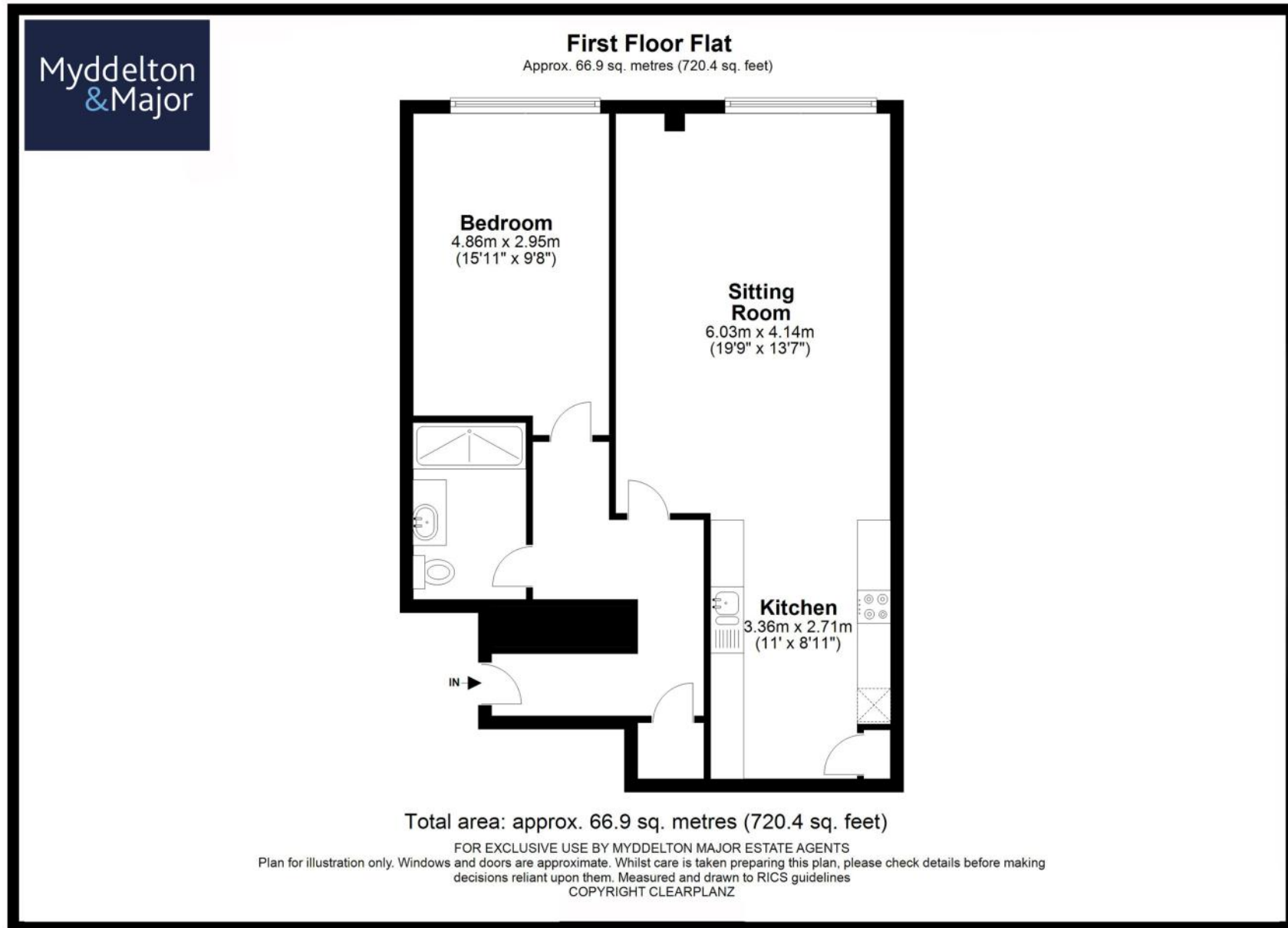
### Disclaimer Notice

Myddelton & Major LLP 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.





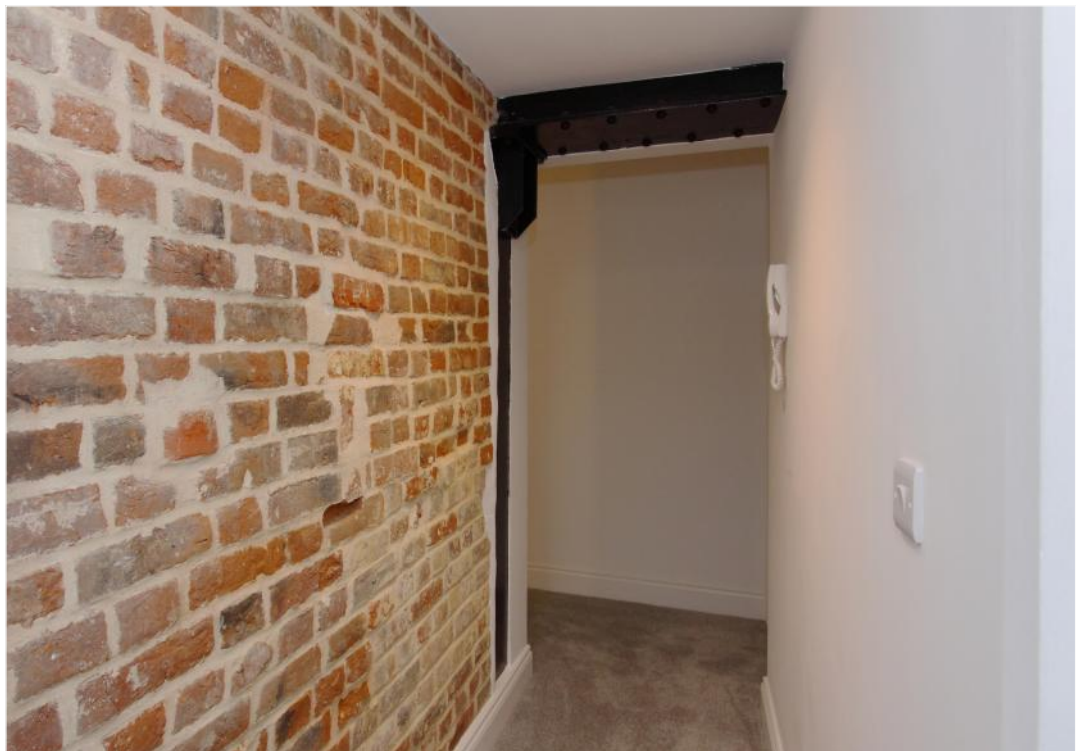
## Apartment 2



### Disclaimer Notice

Myddelton & Major LLP 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.







Call. 01722 337 575  
Email. [residential@myddeltonmajor.co.uk](mailto:residential@myddeltonmajor.co.uk)  
Click. [myddeltonmajor.co.uk](http://myddeltonmajor.co.uk)  
Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

