Guide Price £327,500 Leasehold

The Close, Salisbury, Wiltshire. SP1 2EY.

A spacious second floor apartment with wonderful views of the river and water meadows, quietly situated at the very end of the Sarum St Michael area of Salisbury's Cathedral Close.

Description
A spacious second floor apartment with wonderful views of the river and water meadows, quietly situated at the very end of the Sarum St Michael area of Salisbury's Cathedral Close. The flat is offered in good order throughout, together with sliding double-glazed sash windows, gas central heating by radiators, coved ceilings and wonderful communal gardens.

Situated in the highly sought after Cathedral Close, Sarum St Michael was originally built in 1841 and was then converted into apartments in 1978. The communal grounds extend to approximately three acres, with seating next to the river and each flat has the right to park a car.

It is a quick stroll to the city centre with all it's facilities, the railway station and theatre.

Property Specifics
The accommodation is arranged as follows:

Communal Hallway
With stairs to all floors with firedoors.

Entrance Hall
Two built in storage cupboards, hatch to loft.

Sitting Room
Wonderful river and meadow views.

Kitchen
Good range of work surfaces with base and wall mounted cupboards and drawers, integrated double oven, electric hob with cooker hood over, single drainer stainless steel sink unit, built in fridge freezer, cupboard housing gas boiler for heating and hot water. Window overlooking the river and water meadows.

Bedroom 1
Double room.

Bedroom 2
Double room.

Bathroom
White suite of panelled bath with shower over, wash hand basin and low level WC. Folding glass shower screen, tiled walls, extractor fan.

Outside
There are three acres of lovely communal grounds which lead down to the River Avon, with a seating area overlooking the river and water meadows, flowerbeds and shrubs.

Parking
Each flat has the right to park a car in the communal parking spaces. Parking permits are also available.

Outgoings
The Council Tax Band is ‘ E ’ and the payment for the year 2025/2026 payable to Wiltshire Council is £3231.99.

Services
Mains gas, water, electricity and drainage are connected to the property.

Directions
Enter the Cathedral Close and bear right then left, where the road leading to the apartment will be seen on the right hand side. Bear left, slightly right and left and carry on to the parking at the end.

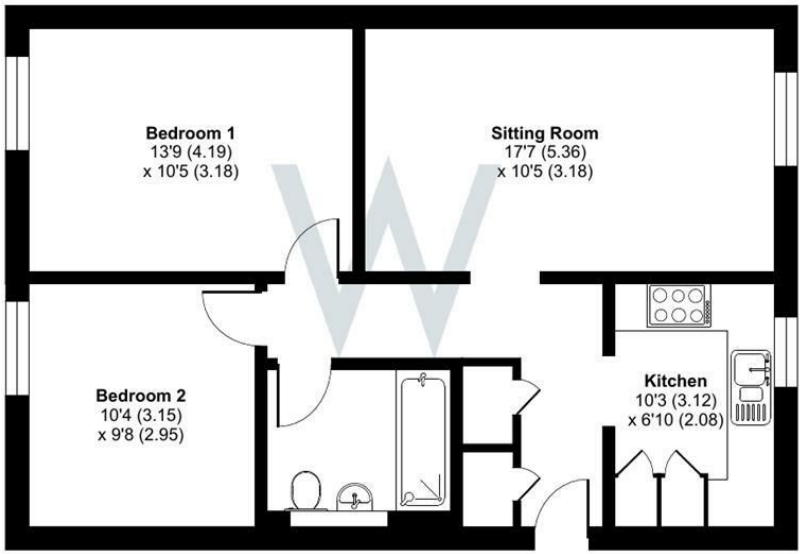
WHAT3WORDS
What3Words reference is: ///palm.calm.caked

Tenure
The apartment has 122 years remaining of a 125 year lease.

The Close, Salisbury, SP1

Approximate Area = 673 sq ft / 62.5 sq m

For identification only - Not to scale



SECOND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for H W White Ltd. REF: 1300772

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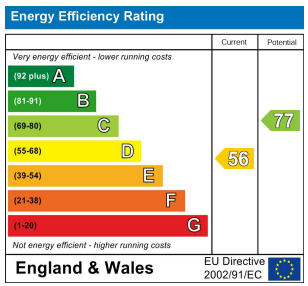

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