



# The Close, Salisbury

Wiltshire, SP1



*Beyond your expectations*



# Glorious ground floor apartment in the popular Cathedral Close

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Three bedrooms | Master bedroom with en-suite | Kitchen/breakfast room | Sitting/dining room | Salisbury city centre location | Residents parking | Close to train station | Communal gardens | With river frontage

## Guide Price £510,000 Leasehold

### Description

Occupying an envious position in the heart of Salisbury's Cathedral Close, No. 133 presents a wonderful opportunity to purchase a deceptively spacious ground floor apartment situated within walking distance of Salisbury city centre. The property is accessed via a communal front door leading to the communal entrance hall giving access to 133. The versatile accommodation is well presented throughout and comprises of a welcoming entrance hall, fitted kitchen/breakfast room, generous sitting/dining room, three sizeable double bedrooms, the master bedroom benefits from an en-suite shower room which has been adapted as a wet room, and the remaining two bedrooms are serviced by a well appointed family bathroom. The bedrooms could also offer other uses as extra reception rooms if required.

An attractive feature of living in this popular enclave is that all residents have access to the three acres of stunning landscaped communal gardens which benefit from incredible views across the River Avon and Constable's water meadows beyond. Each resident has parking for one vehicle with additional visitor car parking spaces available.

Viewing is a must to fully appreciate the beautiful location of this superb apartment.

### Location

133 The Close is idyllically situated close to Salisbury Cathedral in its internationally renowned Cathedral

Close and is a short walk from Salisbury city centre and all it has to offer, including regionally recognised retail, cultural and educational establishments, as well as a range of award winning restaurants and bars.

Salisbury train station is within walking distance and provides a direct line to London Waterloo in 83 minutes and the A303 provides access to the southwest and to London via the M3.



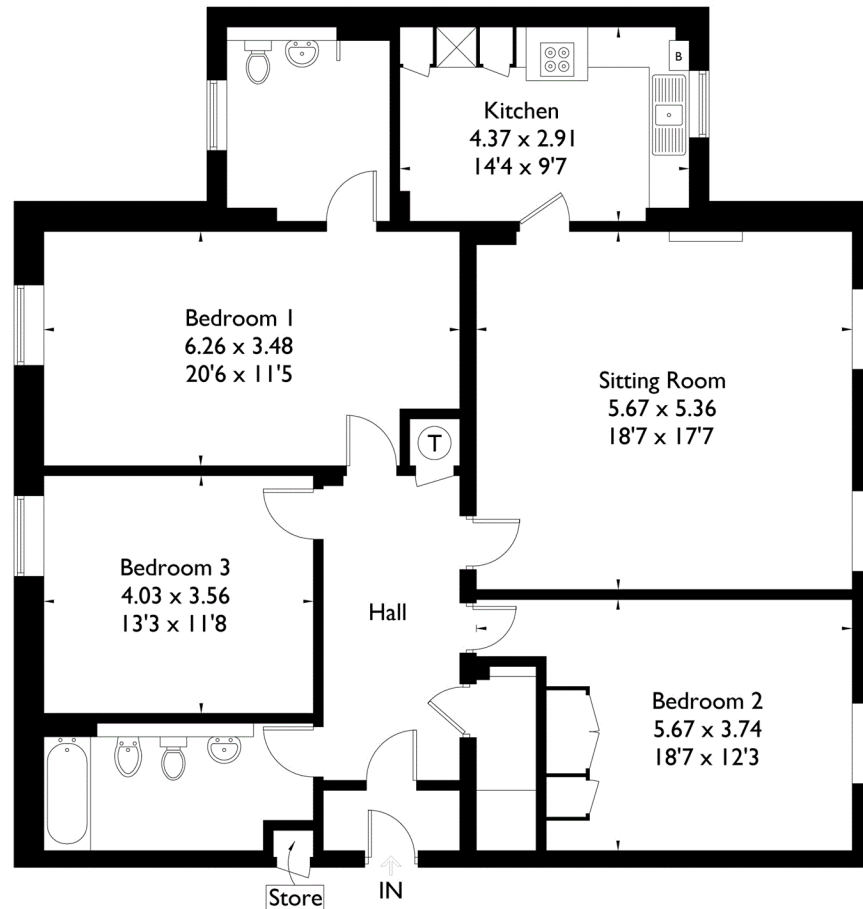
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## The Close, Salisbury

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft

Store = 0.2 sq m / 2 sq ft

Total = 133.5 sq m / 1437 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 161916

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



