





194 The Close, Salisbury, Wiltshire, SP1 2EZ

- First floor apartment
- Modern kitchen and bathroom
- Use of communal grounds
- Gas central heating
- Two bedrooms
- Stunning views of the Cathedral
- Parking space

The Property

The apartment is accessed via a shared entrance and stairs to the first floor opening into a wide, welcoming hallway. The property enjoys high ceilings, especially in the dual aspect reception room with stunning views of the Cathedral and its lawns through large sash windows. The galley kitchen is well equipped with views over the Salisbury Museum, the stylishly fitted bathroom is well-appointed, and there are two double bedrooms to the rear.

The communal grounds total c. 3 acres with the River Avon running along one boundary. There are plenty of benches and areas for residents to sit out and enjoy the views. There is parking for one vehicle per flat. Additional parking if required, can be purchased on the walks of The Close via the Dean & Chapter's Parking Team.

Location

Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. The Close is home to and Salisbury Cathedral co-educational independent School and Bishop Wordsworth's C o E boys grammar school. Salisbury has excellent road links to London, Southampton and Bournemouth, and provides direct trains to London Waterloo from Salisbury mainline railway station (journey time approximately 90 minutes).

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.

Rent: £1,500 PCM

A well presented, light and spacious first floor apartment, situated in Audley House, an appealing Grade II Listed building with wonderful, direct and unobstructed views of the Cathedral.

Size: 855 sq ft

Council Tax: Wiltshire £3,460.31
(2023/24), Band F



2



2



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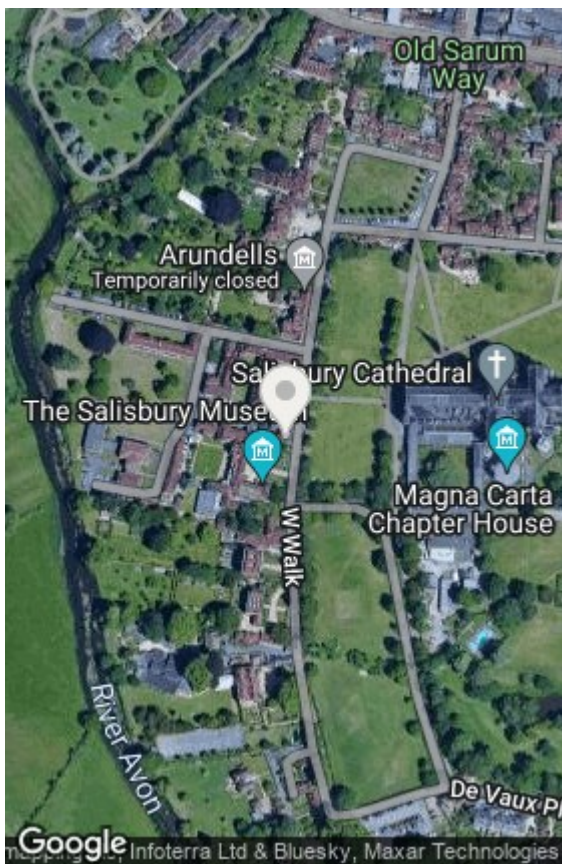
Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

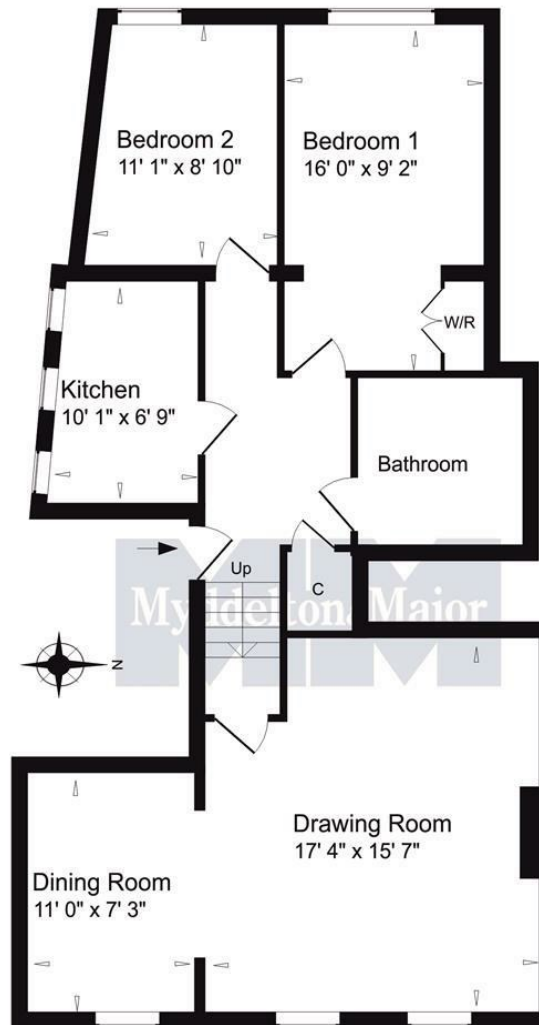
Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.





| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 72 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Approximate Gross Internal Floor Area 855 Sq. Ft./ 79 Sq. M

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Drawing Number : 164-660j

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