



Flat 3 John Wood House, Crane Bridge Road

Myddelton & Major



## Flat 3 John Wood House Cathedral Views, Crane Salisbury, Wiltshire, SP2 7TW

- Stunning Listed Building
- Open Plan Sitting / Dining
- Three Bedrooms
- Private Balcony
- Gated Development
- City Centre Apartment
- Well-Appointed Kitchen
- Two Bathrooms
- Small Single Garage & Visitors Parking
- Lift Access to Property

### The Property

The apartment is situated within the impressive Grade II Listed building known as John Wood House, which was converted in 1997 from the former Salisbury infirmary into several well-proportioned apartments by the well-regarded 'Future Heritage' of Bath. Number 3 is located on the first floor of the building with lift access, overlooking the immaculate communal lawn on the southern side of the property.

The apartment has an abundance of fabulous period features throughout, from the attractive high ceilings and large sash windows to the ornate coving. The front door opens into a spacious and welcoming hall, which gives access to all of the accommodation. The main reception room is an elegant sitting/dining room, with a door leading out onto the private balcony and substantial south-facing windows that let in a great amount of natural light. The galley kitchen is well appointed, with a range of integrated appliances including a double oven, dishwasher, fridge/freezer, induction hob and washing machine. The property has three double bedrooms.

Cathedral Views is set within attractive and well maintained communal grounds that run alongside the river Avon, with John Wood House set well back within the gated development. Adjacent to the building is the residents and guests carpark, with the apartment having the added benefit of a small single garage (minimum measurements 14'9/4.5m x 6'9/2.06m).

### Location

Cathedral Views is situated in the very heart of Salisbury city centre, with its full range of shopping and recreational facilities right on the doorstep – as well as the renowned Playhouse theatre and the twice weekly charter market in the square. Directly across from Cathedral Views with an access point 80 yards from the gates is Queen Elizabeth Gardens, one of Salisbury's most cherished parks. The park sits adjacent to the River Avon, offering stunning grounds to be enjoyed. 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).

### 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.

An exceptional apartment in a prime city centre location. Set within an impressive Grade II listed building, with lift access, a private balcony and a garage.

**Size:** 1,438 sq ft

**Council Tax:** Wiltshire £3,992.67 (2023/24), Band G



3



1



2



1

**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.

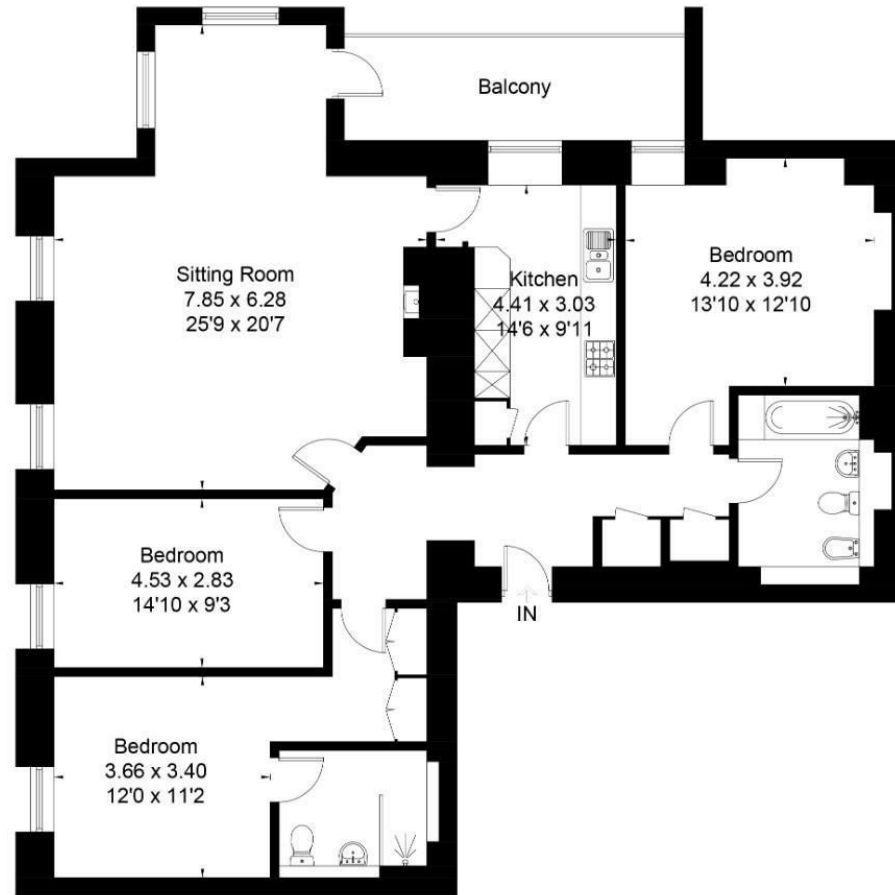
**Services:** Mains gas, electricity, water and telephone.

**Other Fees:** See Website.





Approximate Area = 133.6 sq m / 1438 sq ft



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 323345

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus) A			
(81-101) B			
(69-80) C			
(55-68) D		55	57
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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