





Rent: £2,200 PCM

A spacious and elegant, ground floor apartment in a Grade II\* Listed building with its own garden & parking.

Size: 1,736 sq ft

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



2



3



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.

## 103 The Close Salisbury, Wiltshire, SP1 2EY

- A large ground floor apartment
- Large sitting room with feature fireplace
- Two bath or shower rooms
- Communal grounds bordering River Avon
- Grade II\* Listed 13th Century building
- Two double bedrooms
- Private Garden maintained by Landlord
- Parking for one car

### The Property

103 The Close occupies part of the ground floor of The Old Deanery, a Grade II\* Listed building dating from the 13th Century, which also incorporates The Medieval Hall.

The apartment is accessed via a shared entrance hall, featuring an illuminated well. The private front door opens into a wide, welcoming hallway from which all rooms emanate. Throughout, the property enjoys high ceilings, period features and large windows looking out onto the private garden. The kitchen is well equipped and both bathrooms are stylishly fitted and well-appointed.

A particular feature of the property is its own garden, which is fully maintained at the landlord's expense, and beautifully landscaped with mature planting and a delightful patio. Beyond this, 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 can be rented within The Close.

### 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).

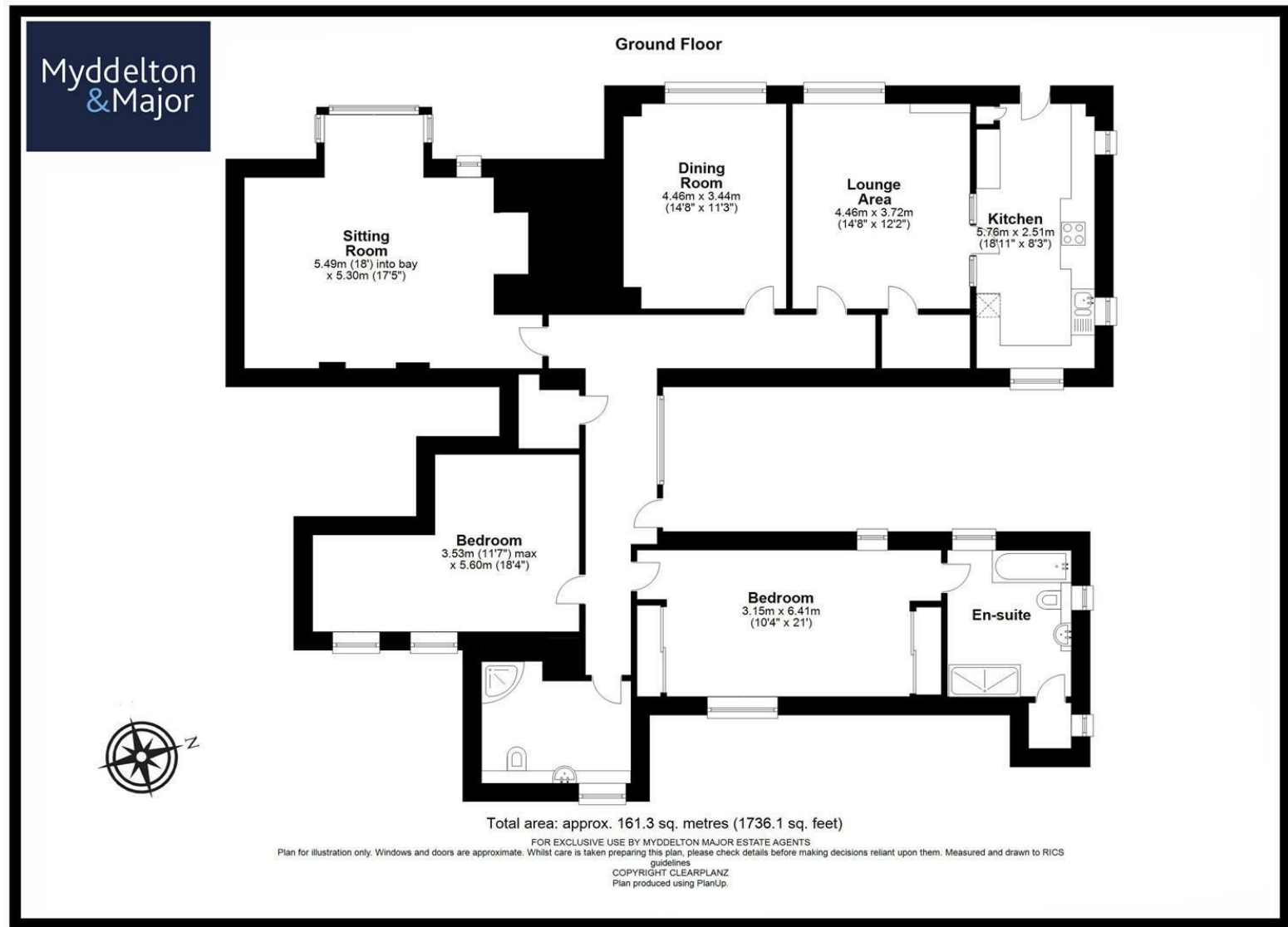
### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.





| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  | 64                         |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |



**Disclaimer Notice:**

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