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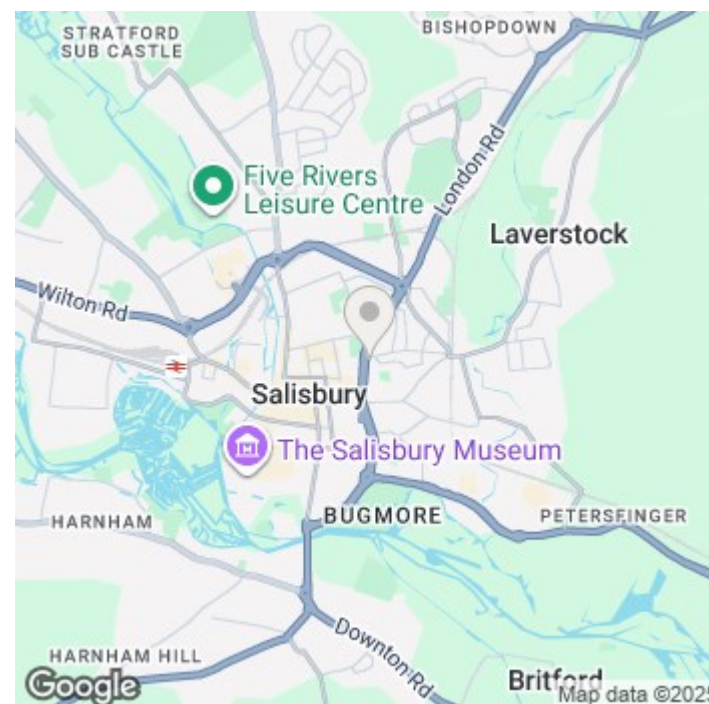
Flat 4, 2 Elm Grove Road, Salisbury, Wiltshire, SP1 1JW

£975 PCM

About The Property

A two-bedroom top-floor flat located within a short walking distance of Salisbury City Centre, offering excellent views over the city and the cathedral. The property features a spacious entrance hall and a large lounge with three new double-glazed sash windows, creating a bright and airy atmosphere. Adjacent to the lounge is a well-appointed modern kitchen equipped with an electric ceramic hob, an electric fan oven, a washing machine, and an under-counter fridge and freezer. The first floor also includes a small WC. The upstairs accommodation comprises a spacious double bedroom, a modern shower room with a thermostatic shower, and a small second bedroom. The property is offered part-furnished but can be made available unfurnished if preferred, on a long-term basis, and is heated via gas central heating. Additionally, it benefits from two off-street parking spaces.

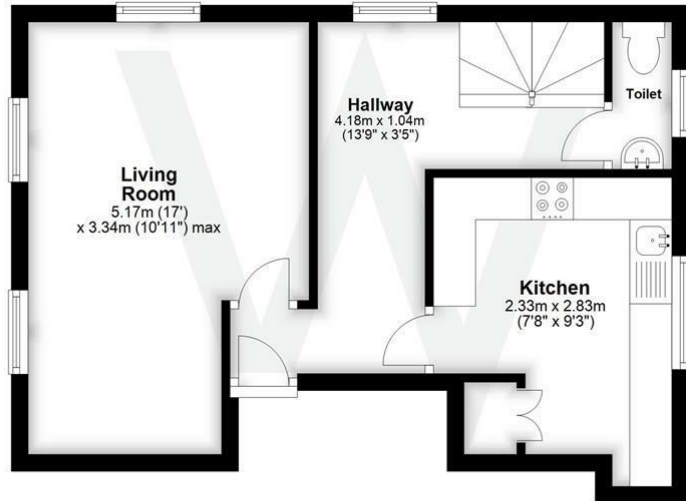
- Two bedrooms
- Modern kitchen
- Recently redecorated and recarpeted
- New timber double glazed windows
- Part furnished
- Gas central heating
- Two off street parking spaces
- Long term let





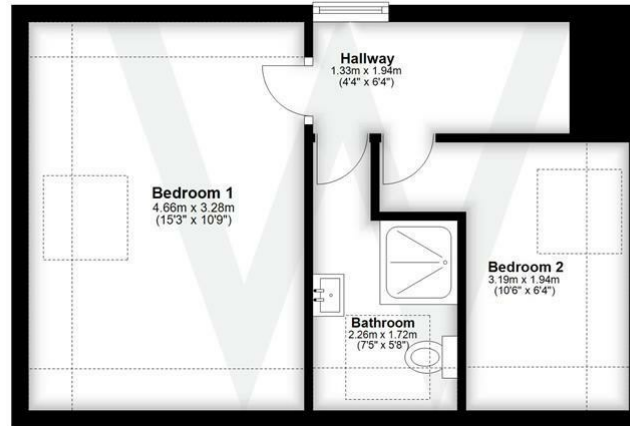
Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.8 sq. feet)



Total area: approx. 60.7 sq. metres (653.7 sq. feet)

Further Information

Let available date: 28th November 2025 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Flat

Furnish type: Unfurnished

Deposit: £1,125

Local authority: Wiltshire

Council Tax: Band C

EPC: D(55)

Energy Efficiency Rating

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