



Willets Court, 46 Nursery Road



Flat 1 Willetts Court, 46 Nursery Road Salisbury, Wiltshire, SP2 7HX

- Ground floor flat
- Stylish modern fixtures and fittings
- Integrated appliances
- Car parking space
- Brand new conversion
- Private entrance
- Walking distance to mainline station
- Electric car charging point

The Property

A brand new conversion of a former office building creating a modern, light and comfortable one bedroom flat, with good quality fixtures and fittings and private parking, close to the city centre.

The flexible accommodation is well laid out with a ground floor entrance, double bedroom, a bathroom and open-plan kitchen/living room. Within a private front driveway is allocated parking for one vehicle and an electric charging point.

Location

Nursery Road is a level walk from Salisbury city centre which boasts a wide range of retail, recreational and cultural amenities, including a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools.

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.

****VIEWINGS SUSPENDED DUE TO HIGH DEMAND****

A modern one bedroom flat within easy reach of the city centre.

Size: 467 sq ft

Council Tax: Wiltshire, Band New Build



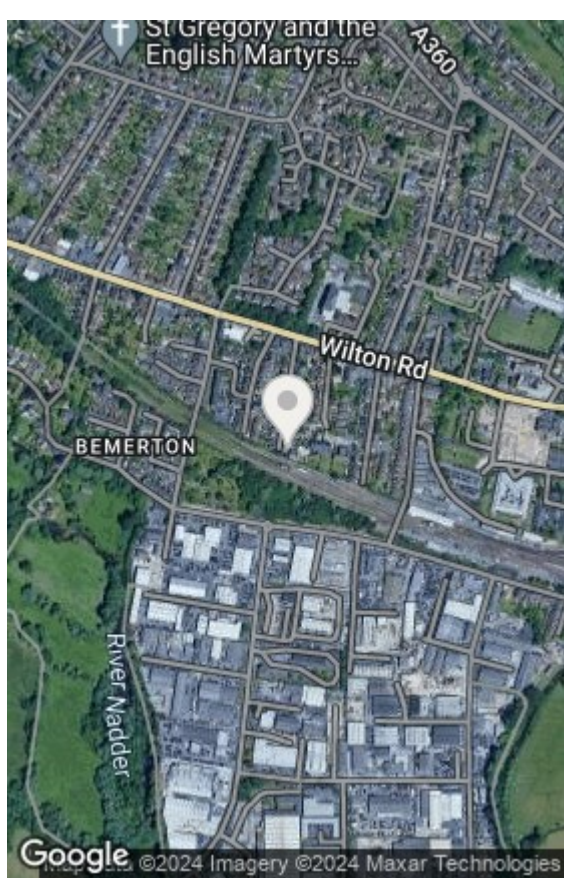
Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains electricity, water and telephone.

Other Fees: See Website.

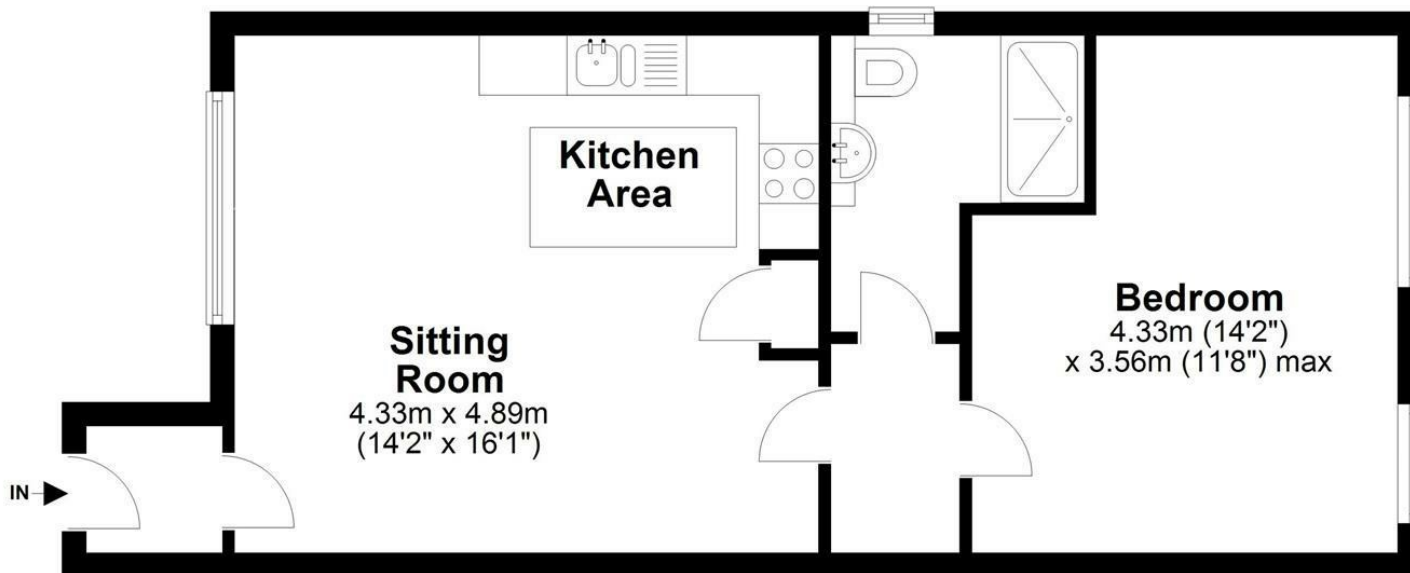




Myddelton
& Major



Ground Floor Flat



Total area: approx. 43.4 sq. metres (467.6 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	41	41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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