



Flat 3, 59 Estcourt Road, Salisbury

Myddelton & Major





Rent: £895 PCM

## Flat 3, 59 Estcourt Road, Salisbury, Wiltshire, SP1

- Online enquires required
- One bedroom
- Walking distance to the city centre
- Light and airy accommodation
- GCH& Double glazing
- Residents permit parking

### The Property

A light and airy one bedroom flat on the second floor of this converted house. Wooden front door opens into a communal hallway, stairs up the private landing on the second floor with front door into Flat 3. The flat has a double room with far reaching views across Salisbury, feature fireplace, radiator and small built in cupboard. There is a living room with large window, feature fireplace, television and telephone points, radiator, small built in cupboard and hatch to kitchen which is fitted with a good range of floor and wall mounted units with a wood effect worktop, including a breakfast bar below the hatch to the living room. Free standing double oven with gas hob over. Feature fireplace and inset stainless steel sink. There is a good size bathroom fitted with a modern white suite.

**\*VIEWINGS SUSPENDED DUE TO HIGH DEMAND – No further enquiries being taken\***

A light and airy one bedroom flat on the second floor.  
To be let unfurnished.

**Size:** 580 sq ft

**Council Tax:** Wiltshire £1,683.96  
(2023/24), Band A



1



1



1



Permit parking

**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 and water.

**Other Fees:** See Website.

### Location

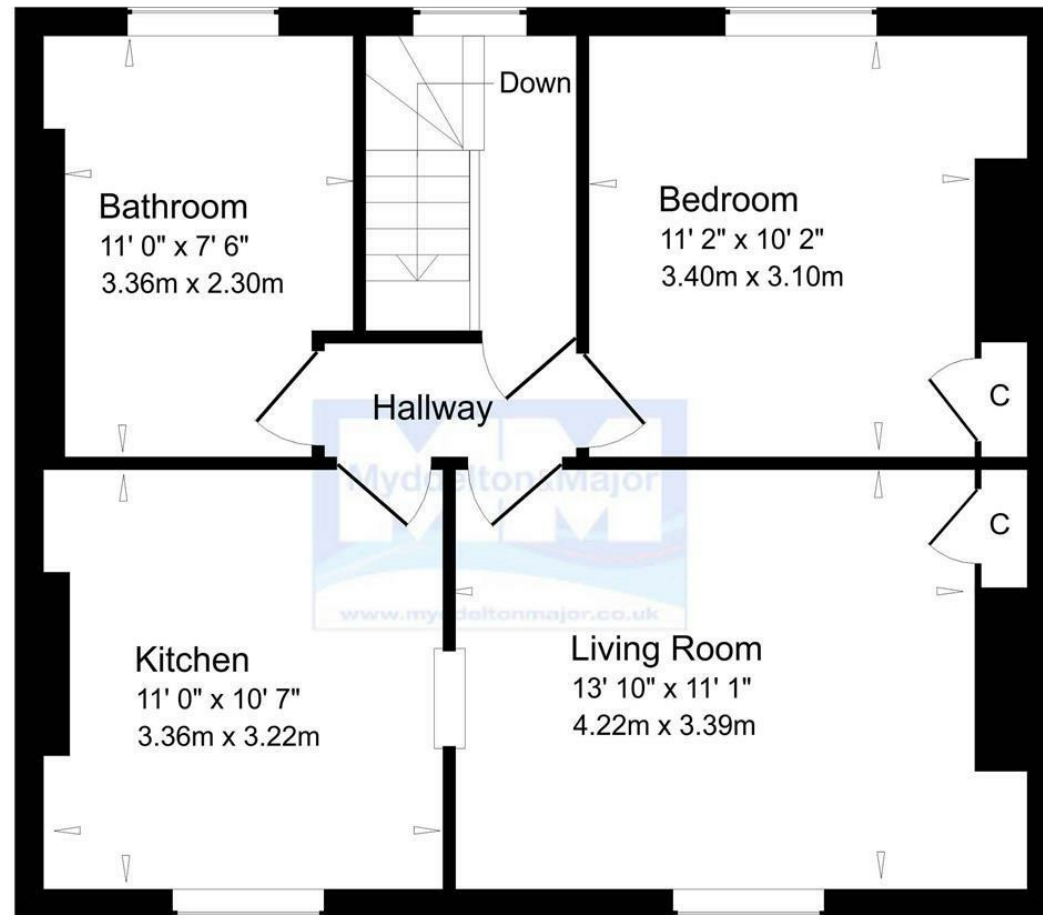
Estcourt Road enjoys a mixture of commercial and residential property, with some good local amenities, including a public house, newsagent and take-away restaurants. The city centre is within a short walk, with its excellent range of amenities. Salisbury boasts a well-thought of Playhouse and twice-weekly 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. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline station.

### 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		67	75
(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 580 Sq. Ft./ 54 Sq. M

Measurements quoted are to IPMS: Residential 2  
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