





Flat 4, 2 Minster Street, Salisbury, Wiltshire, SP1 1TF

- Period city centre building
- New conversion
- Shower room
- Open-plan configuration
- Quality integrated appliances
- No parking available

The Property

A very well presented second floor studio flat in a newly renovated building in the heart of Salisbury city centre. The flat is entered through a private entrance with internal stairs off the common area stairwell, leading up to the spacious open-plan living and sleeping accommodation occupying the full length of the building with vaulted ceiling and variety of period features. The kitchen area has integrated appliances including slimline dishwasher, under counter fridge, electric oven and ceramic hob. The units are shaker style with a stylish grey wood effect flooring. The contemporary shower room is fitted with modern white suite of walk in shower, sink unit and WC, tiled walls and a grey wood effect flooring.

The flat has electric heating, an air circulation system and telephone entry system for the front door on Minster Street. There are integrated white goods, otherwise the property is unfurnished and tenants will need to be mindful that there is some restrictive access for larger items of solid furniture.

Location

Right in the heart of Salisbury's city centre, 2 Minster Street overlooks the market square and forms part of the medieval chequer system of Salisbury, convenient for all the city's excellent range of facilities – shopping, educational, cultural and leisure as well as the mainline station with trains to London Waterloo (journey time approximately 90 minutes). Salisbury also supports a well thought of playhouse and a twice weekly market.

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.

A newly converted studio apartment located on the second floor of a period city centre building with many historic features.

Size: 787 sq ft

Council Tax: Wiltshire TBC,
New Build



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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.

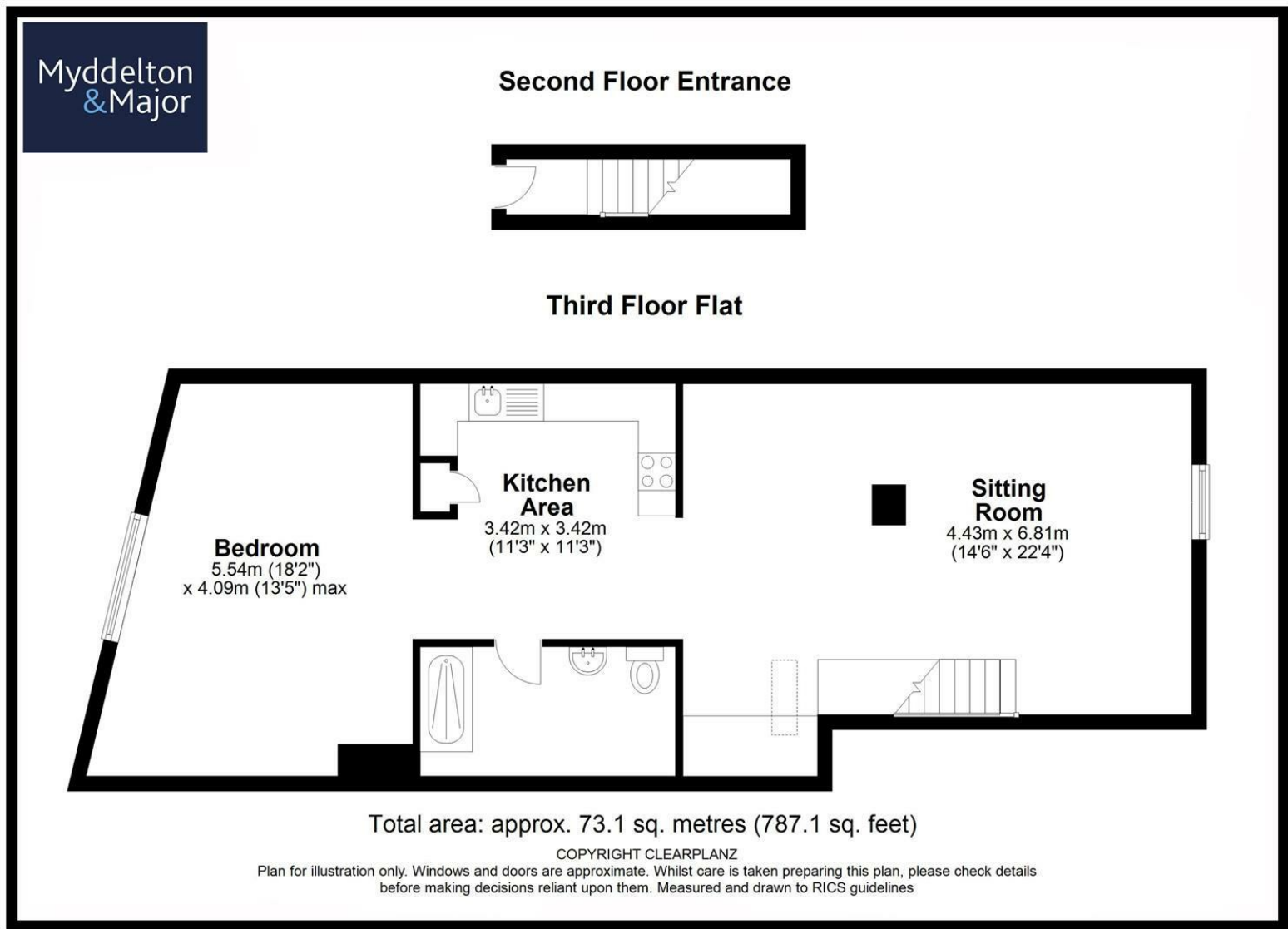
Services: Electricity, water and telephone.

Other Fees: See Website.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	57	57
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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