







Rent: £975 PCM

**\*\*Viewings suspended due to high demand\*\***

A well-located two-bedroom flat on the first floor, offering views of Queen Elizabeth Gardens, just a short walk from the city centre.

**Council Tax:** Wiltshire £2350.54 (2025/26), Band C



**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.

## 2B Mill Road, Salisbury, Wiltshire, SP2 7RZ

- Overlooks Elizabeth Gardens
- Stylish bathroom
- Electric Heating
- Two Bedroom Flat
- Equipped Kitchen
- Short, level walk to Salisbury city centre

### The Property

This bright and inviting first floor flat offers a perfect blend of comfort and convenience. Located in the heart of the city centre, the property boasts stunning views of the tranquil Elizabeth Gardens and is just steps away from the river, providing a peaceful yet vibrant setting.

Inside, you'll find a spacious double bedroom and a cosy single bedroom. The bathroom features a classic white suite, complete with a stylish over-the-bath shower and metro-style tiles that add a touch of modern elegance.

The kitchen comes equipped with an oven and hob, and has space for a washing machine and under the counter fridge.

### Location

Mill Road is well known as one of the best residential streets in Salisbury, with striking period architecture and attractive outlooks. From here, it is a short, level walk to both the mainline railway station and the city centre with its excellent range of amenities. The serene views of the river and nearby gardens add to the charm of this location, offering the perfect balance of peaceful surroundings and city convenience.

On-street parking is available with permits, which can be obtained from Wiltshire Council upon application.

### 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Approximate Gross Internal Floor Area Sq. Ft./ Sq. M  
 Measurements quoted are to IPMS: Residential 2  
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 Drawing Number : 164-0276

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