



Prospect Place, St Ann Street

Myddelton & Major



Rent: £1,100 PCM

A charming 2 bedroom semi detached cottage with pretty courtyard garden tucked away in a quiet spot within the heart of the city centre.

Size: 630 sq ft

Council Tax: Wiltshire, Band B



2



1



1



On
Road
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, water and telephone.

Other Fees: See Website.

6 Prospect Place, St Ann Street Salisbury, Wiltshire, SP1 2EA

- A charming semi detached cottage
- Two bedrooms
- Pretty courtyard garden
- Tucked away in a quiet spot
- Within the heart of the city centre

The Property

6 Prospect Place is a charming semi-detached cottage with well-presented accommodation over three floors and a pretty courtyard garden, tucked away in a secluded location. With on road permit parking.

A wrought-iron gate opens into a private passageway beneath no. 60 St Ann Street, which gives pedestrian access only to Prospect Place.

In front of no. 6 is a paved courtyard garden, enclosed by picket fencing with a mature fig tree and various shrubs with a central fountain with cherub & fish water feature.

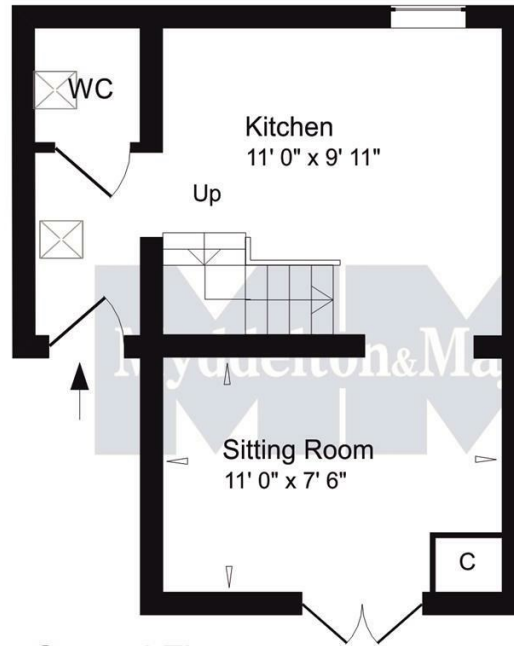
Location

Prospect Place is a pretty lane, off St Ann Street, a popular residential street in the heart of Salisbury's historic city centre, just a short walk away from the Cathedral Close. The city has an excellent range of facilities – shopping, leisure, educational and cultural as well as the well thought of Playhouse and the market square which has a twice weekly charter market. The mainline train station has trains to London Waterloo, journey time approximately 90 minutes. Within walking distance of the property are several primary and secondary schools, both private and state sector, including boys and girls grammar schools.

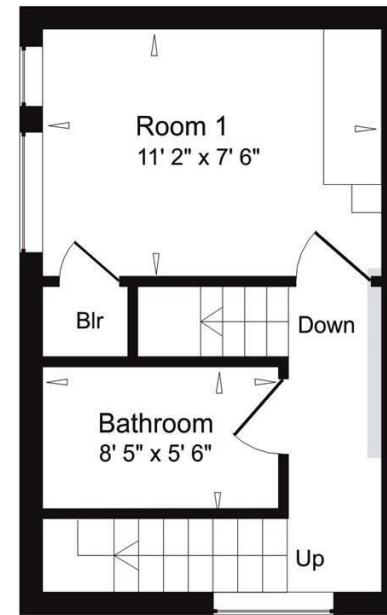
Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

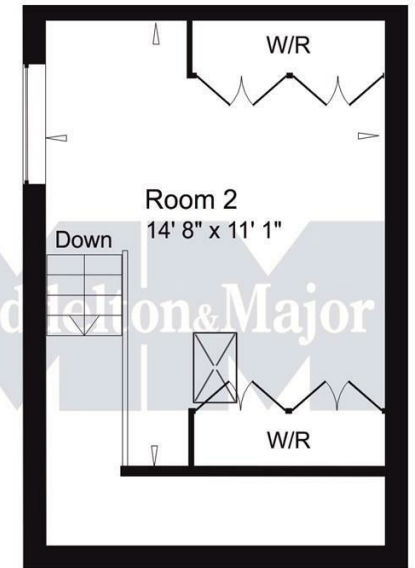




Ground Floor



First Floor



Second Floor



Approximate Gross Internal Floor Area 630 Sq. Ft./ 58 Sq. M

For indicative purposes only. Copyright Jemesis Ltd 2017

Drawing Number : 164-830j

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photograph and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 579 lettings@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

Myddelton & Major