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Flat 1, 3 North Street, Wilton



Rent: £980 PCM

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

A bright and airy two bedroom first floor flat in the heart of Wilton, which has been fully redeveloped to provide excellent and modern accommodation.

**Size:** 695 sq ft

**Council Tax:** Wiltshire £1,597.07  
(2024/24), Band A



on  
street  
parking  
only

**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.

## Flat 1 3 North Street, Wilton Salisbury, Wiltshire, SP2 0HA

- Newly renovated throughout
- Two double bedrooms
- GCH
- Close to shops & bus stop
- Central location
- Bathroom with shower over
- New double glazed sash windows

### The Property

Flat 1's front door opens straight into the heart of the living accommodation which is light and spacious. Naturally separated into two spaces, the kitchen is fitted to the far end and consists of a good range of floor and wall mounted units with worktop, integrated oven, hob, dishwasher and free standing washing machine. There are doors to the two double bedrooms which are both situated to the front of the property and so give beautiful views over the centre of Wilton. Both bedrooms are carpeted with new double glazed sash windows. The bathroom is newly fitted with a white suite of WC and wash basin and bath with shower over.

### Location

North Street is conveniently situated in the centre of the bustling market town of Wilton, which lies approximately 4 miles west of the cathedral city of Salisbury. There is a regular bus service between the two, with the nearest stop just a few steps away in the market square. Wilton itself has good day to day amenities including a bakery, two convenience stores, a doctors, hardware store, post office, library, cafes, pubs and restaurants as well as the weekly market held in The Square. Nearby Salisbury has an excellent range of facilities – shopping, leisure, educational and cultural, as well as a mainline station with direct trains to London Waterloo (journey time approximately 90 minutes).

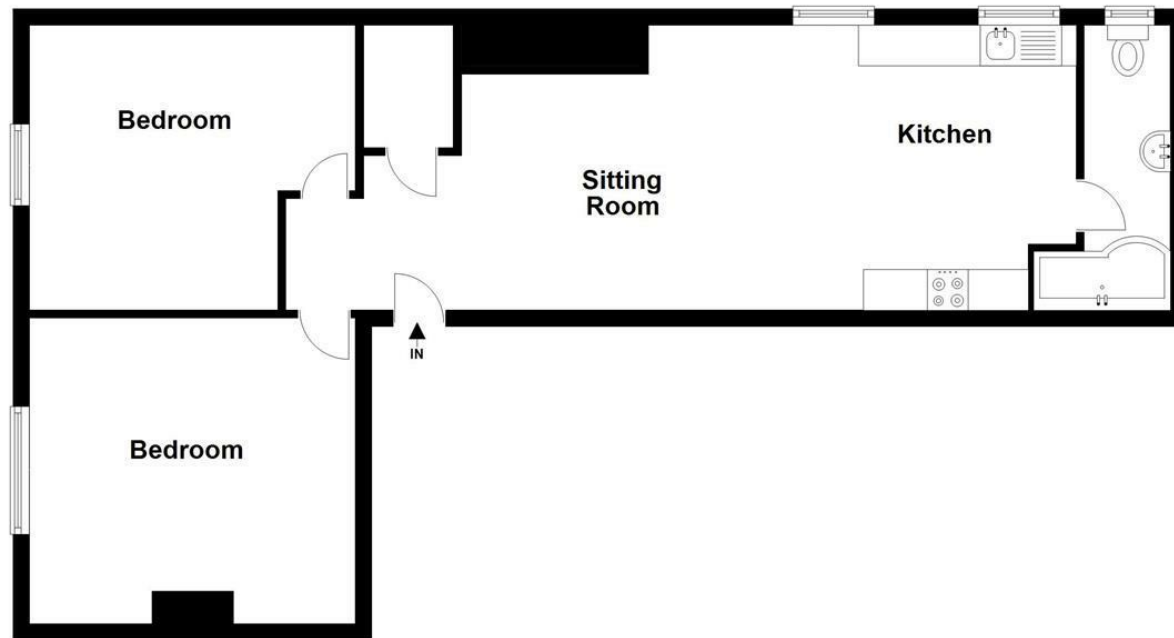
### Tenancy & Restrictions

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





Ground Floor



Total area: approx. 64.6 sq. metres (695.3 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			
(102 plus) A			
(81-91) B			
(69-80) C		75	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		

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