



Willetts Court, 46 Nursery Road

Myddelton & Major



Flat 3 Willetts Court, 46 Nursery Road Salisbury, Wiltshire, SP2 7HX

- Brand new conversion
- Open-plan kitchen/living room
- Integrated appliances
- Car parking space
- Walking distance to mainline station
- Two bedrooms
- Private courtyard
- Electric car charging point

The Property

A brand new conversion of a former office building creating a stylish, light and comfortable two bedroom ground floor flat with private court yard, good quality fixtures and fittings, and private parking, close to the city centre.

The flexible accommodation is well laid out with a ground floor entrance lobby, which opens into an open-plan kitchen/living room, off which are two double bedrooms and a bathroom. To the side of the flat, is a private courtyard and within the front driveway is allocated parking for one vehicle and an electric charging point.

Location

Nursery Road is a level walk from Salisbury city centre which boasts a wide range of retail, recreational and cultural amenities, including a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools.

Salisbury has excellent road links to London, Southampton and Bournemouth, and provides direct trains to London Waterloo from Salisbury mainline railway station (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.

A modern and stylish two bedroom flat with private courtyard, close to the city centre.

Size: 562 sq ft

Council Tax: Wiltshire, Band New Build



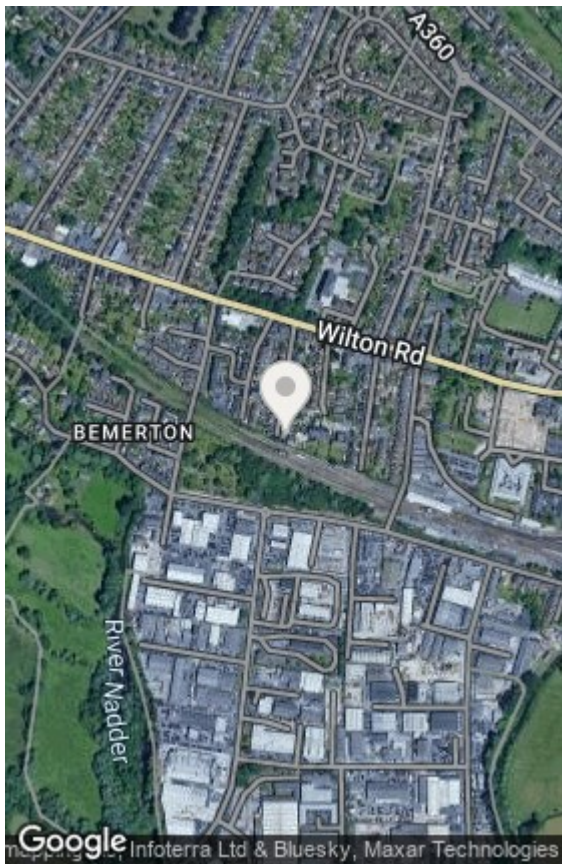
Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.


Services: Mains electricity, water and telephone.

Other Fees: See Website.

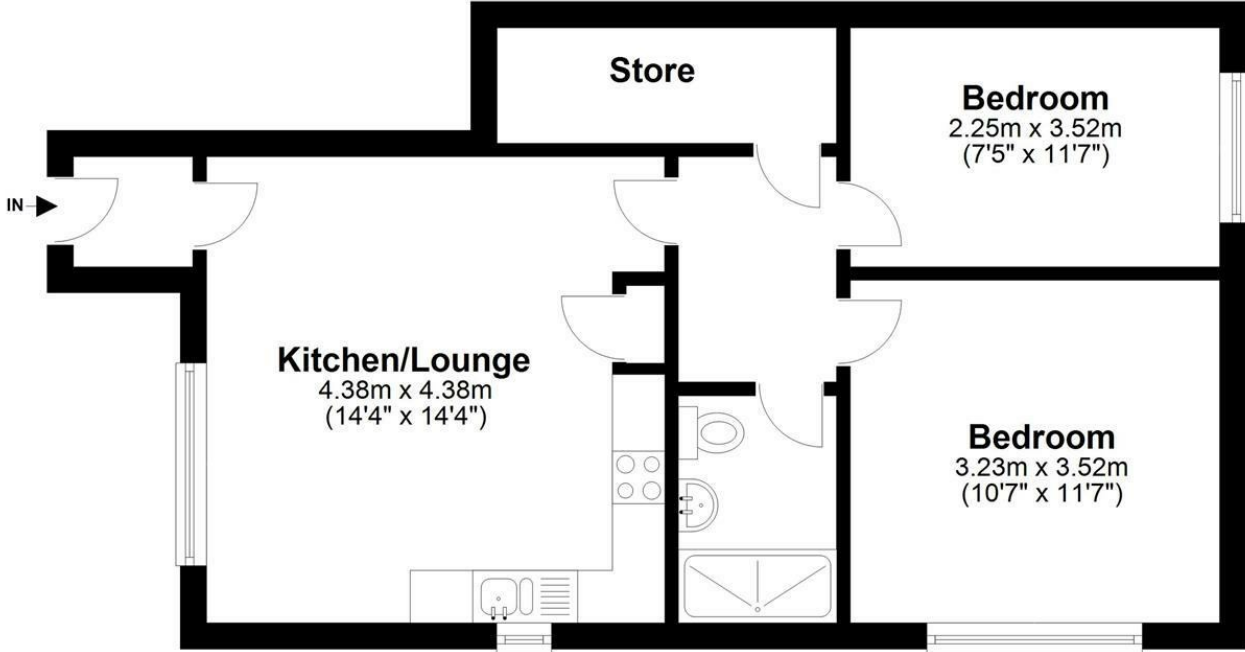




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		51	51
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Flat



Total area: approx. 52.2 sq. metres (562.3 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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