



Willetts Court, 46 Nursery Road

Myddelton & Major





## Flat 2 Willetts Court, 46 Nursery Road Salisbury, Wiltshire, SP2 7HX

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

### The Property

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

The flexible accommodation is well laid out with a ground floor entrance hall with stairs to the first floor landing, off which are two double bedrooms, a bathroom and open-plan kitchen/living room. Within a private 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.

Rent: £1,200

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

A modern and stylish two bedroom maisonette within easy reach of the city centre.

**Size:** 642 sq ft

**Council Tax:** Wiltshire, Band New Build



2



1



1



1

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

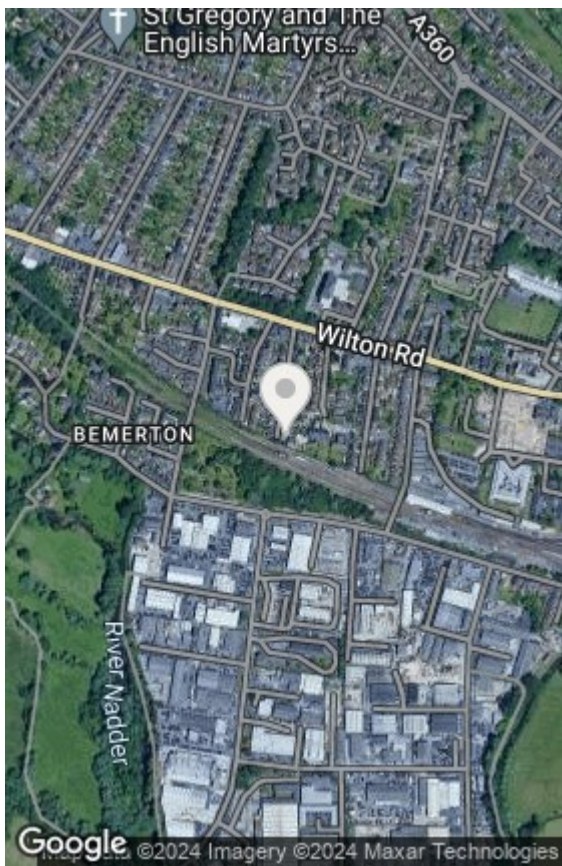
**Holding Deposit:** Equivalent to one weeks' rent.

**Services:** Mains electricity, water and telephone.

**Other Fees:** See Website.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus) A			
(81-101) 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	

Myddelton  
& Major

### First Floor Flat

### Ground Floor Entrance

**Total area: approx. 59.7 sq. metres (642.9 sq. feet)**

FOR EXCLUSIVE USE BY MYDDELTON MAJOR ESTATE AGENTS  
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  
COPYRIGHT CLEARPLANZ

**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

