





2a Mill Road, Salisbury, Wiltshire, SP2 7RZ

- NEWLY REDECORATED
- GROUND FLOOR FLAT
- COURTYARD
- PRIVATE COURTYARD STORAGE UNIT
- VIEWS ACROSS ELIZABETH GARDENS
- EASY ACCESS TO THE TOWN CENTRE AND TRAIN STATION
- PERMIT PARKING

The Property

A ground floor 2 bedroom flat in a prime position close to the city centre enjoying views of Queen Elizabeth Gardens.

From the courtyard, the front door opens into a communal hallway with the entrance door to the flat, directly ahead. The hallway has been recently redecorated in two tones giving a very modern and stylish effect. The accommodation offers; a double sized bedroom, a small single sized bedroom/study, a shower room, living space and galley style kitchen. The appliances included in the kitchen are an electric cooker, electric hob and extractor fan over with spaces for an under counter fridge/freezer and washing machine.

On street parking with permits are available from Wiltshire County Council on application.

VIEWINGS SUSPENDED DUE TO HIGH DEMAND

A newly redecorated, ground floor, 2 bedroom flat, located in the heart of Salisbury with easy access to the train station, town centre and the picturesque Elizabeth Gardens.

Size: X,XXX sq ft

Council Tax: Wiltshire £2,245.28
(24/25). 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 gas, electricity, water and telephone.

Other Fees: See Website.

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.

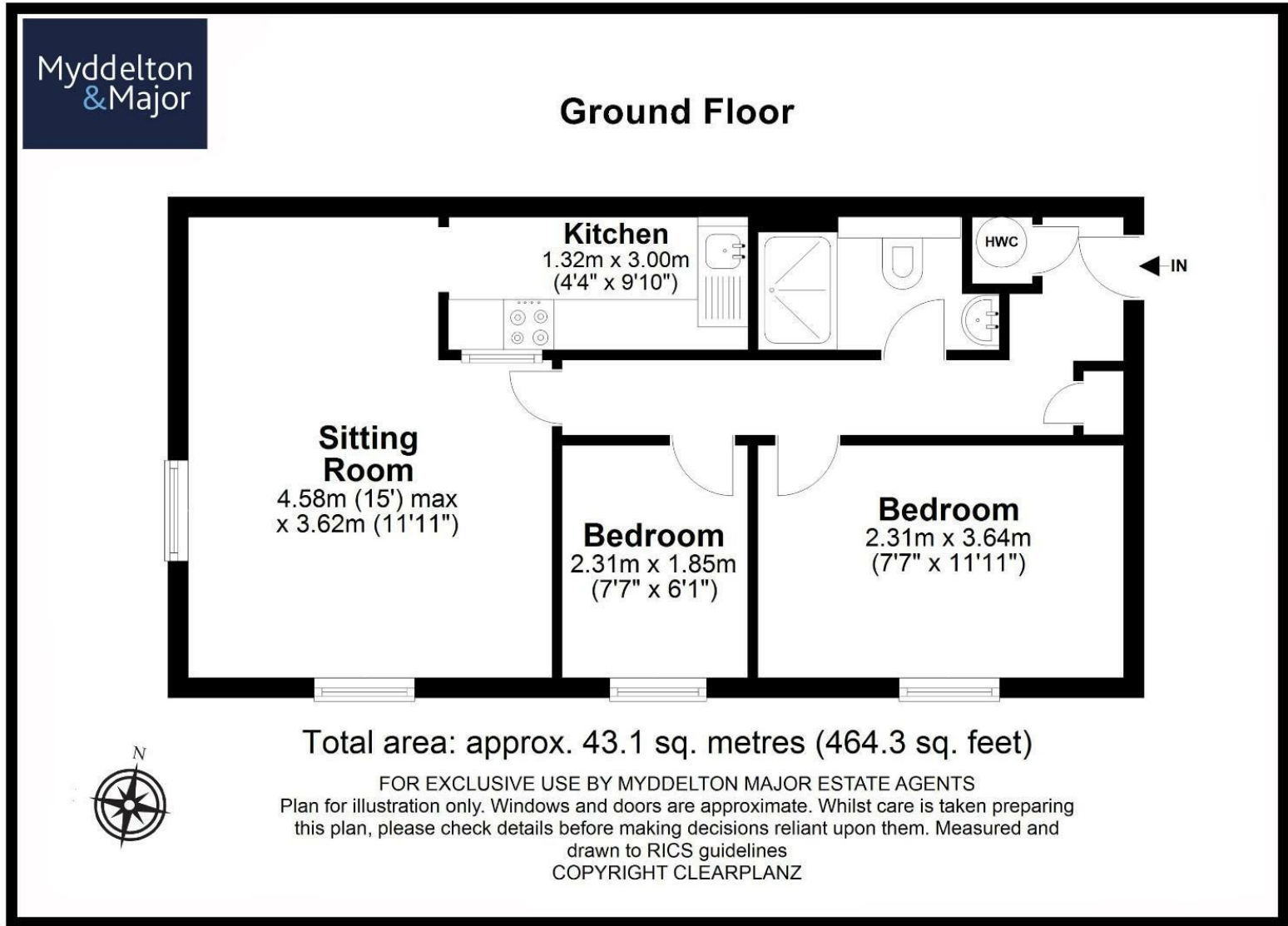
Tenancy & Restrictions

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) A	79
(81-91) B	
(69-80) C	
(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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