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SPECIALIST MECHANICAL & ELECTRICAL ENGINEERS

163b Fisherton Street, Salisbury, SP2 7RP
£650 Per Month





DESCRIPTION

A well presented studio apartment with electric eco-rad heating and double glazed windows, convenient for the train station and within easy walking distance to the city centre.

LOCATION

Located right in the heart of the cathedral city of Salisbury, Fisherton Street has developed a lively character of its own with variety of independent shops. The property is within walking distance of the main line train station with direct links to London Waterloo (journey time approximately 90 minutes) and the rest of Salisbury's excellent amenities – cultural, educational and shopping.

ACCOMMODATION

Wooden front door leads to communal entrance

hall with staircase leading 163A & 163B. Front door for 163B leads into:-

Entrance Hall

Door to shower room. Velux window. Airing cupboard.

Shower Room

5'01 x 4'09 (1.55m x 1.45m)
Fitted with a suite of shower cubicle, WC and wash basin. Tiled walls to shower area. Electric wall mounted heater. Vinyl flooring.

Kitchen

10'0 x 7'10 (3.05m x 2.39m)
Fitted with a range of base units and wall mounted cupboards. Worktop with stainless steel sink and drainer. Freestanding electric cooker. Space and plumbing for washing

machine, Space for under counter fridge and freezer. Window to rear. Arch to sitting room/bedroom.

Sitting Room/Bedroom

16'0 x 12'11 (4.88m x 3.94m)

A good sized room, providing ample space for both sleeping and living furnishings. UPVC sash window to front with views of St Paul's Church. Telephone point.

SERVICES

Mains electricity, water, drainage and telephone. Electric heating & hot water.

COUNCIL TAX

Council Tax Band A. Current Annual Rate 2022/23
£1,461.21

RESTRICTIONS

No young children or pets.

TENANCY

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis).

HOLDING DEPOSIT

Equivalent to one week's rent.

DILAPIDATION DEPOSIT

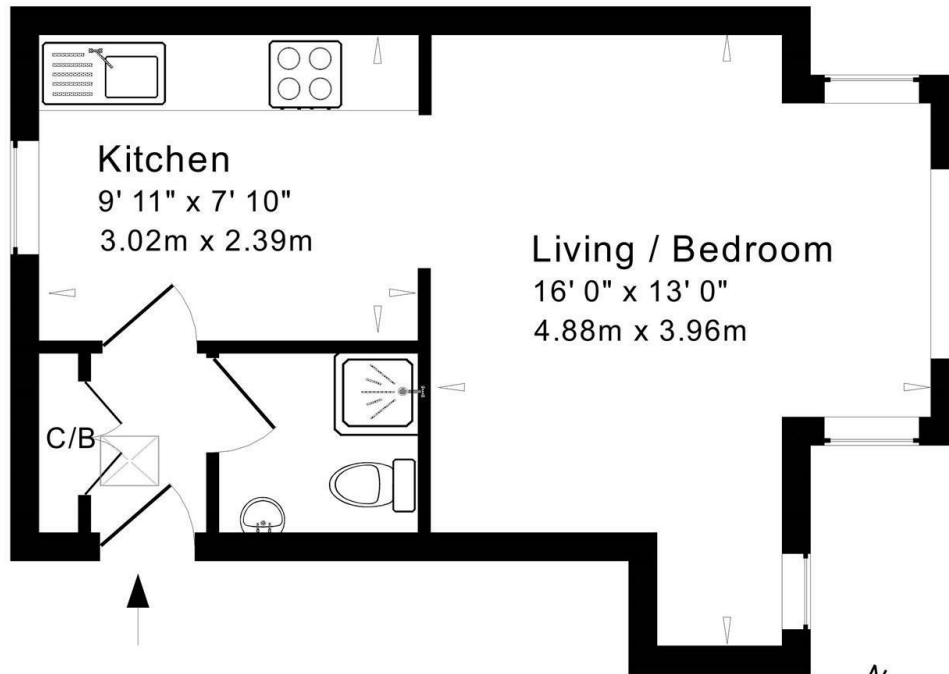
Equivalent to five week's rent.

For further details concerning tenant fees, please contact the office or visit our website www.myddeltonmajor.co.uk.

DIRECTIONS

163B Fisherton Street is situated above Charlotte Churchill Hairdressers, at the top of Fisherton Street.





Approximate Gross Internal Floor Area 295 Sq. Ft./ 27.5 Sq. M

Measurements quoted are to IPMS: Residential 2
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 Drawing Number : 164-0267



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		70	
	40		55
			36
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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