







## 20 The Maltings, Salisbury, Wiltshire, SP1 1BD

- City centre location
- Large living room
- Single garage
- Brand new boiler
- Two double bedrooms
- Gas central heating
- Freshly redecorated

### The Property

20 The Maltings is a light and spacious two bedroom apartment facing the river Avon that has recently undergone some refurbishment works including a brand new boiler and redecoration. The flat provides comfortable and convenient accommodation in the heart of Salisbury City Centre, with the two sizable double bedrooms both coming equipped with fitted wardrobes and storage, while the substantial sitting room/dining room has a large bay window filling the space with an abundance of natural light. The kitchen has a good range of floor and wall mounted units, and the bathroom is fitted with shower over the bath. The property additionally benefits from a single garage for parking or additional storage.

To be let unfurnished. No Pets. Available April 2025

### Location

Positioned above a parade of shops in the centre of Salisbury, the property is conveniently located. Within a short walk from the railway station and the city centre with its excellent range of facilities – shopping, leisure, educational and cultural as well as the renowned Playhouse theatre and the market square which has a twice weekly charter market. The mainline train station has trains to London Waterloo, journey time approximately 90 minutes.

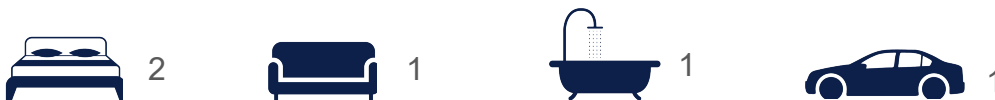
### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis). No smokers or pets.

**\*VIEWINGS SUSPENDED DUE TO HIGH DEMAND – No further enquiries being taken\*** A light and well proportioned 2 bedroom apartment in the city centre with single garage and views of the river.

**Size:** 860 sq ft

**Council Tax:** Wiltshire £2644.36 (2025/26), Band D



**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.

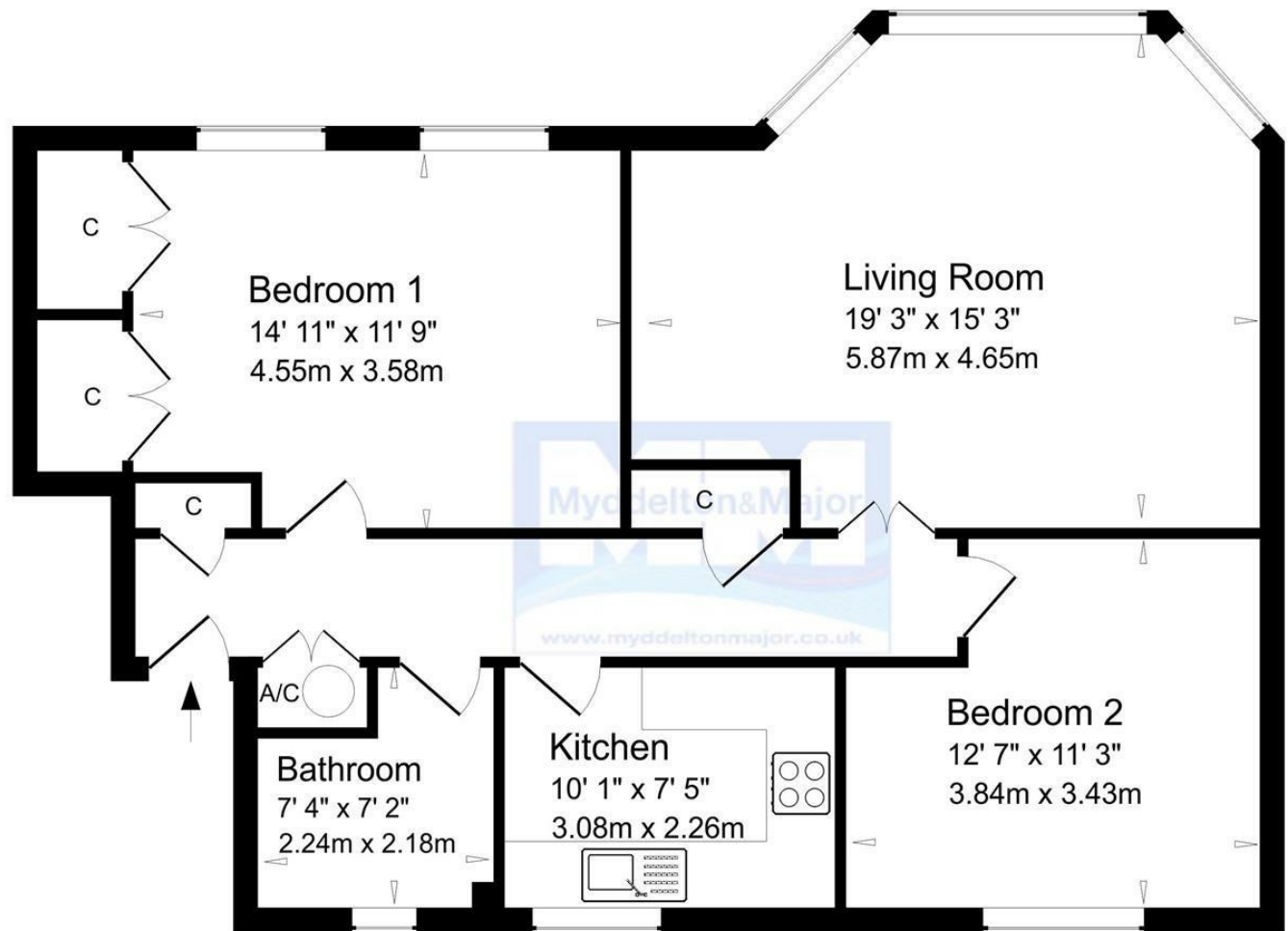
**Other Fees:** See Website.







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



Approximate Gross Internal Floor Area 860 Sq. Ft./ 80 Sq. M

Measurements quoted are to IPMS: Residential 2  
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49 High Street, Salisbury, Wiltshire SP1 2PD  
01722 337 579 lettings@myddeltonmajor.co.uk  
www.myddeltonmajor.co.uk

Myddelton&Major