



5 Nightingale House, 5 Nightingale House Cathedral Views, Salisbury, SP2 7TW
£1,100 PCM





DESCRIPTION

A well presented two bedroom apartment on the second floor of a purpose-built block enjoying excellent views of the Cathedral and River Avon, with lift access and allocated private parking.

LOCATION

Cathedral Views is a secluded gated-community consisting of a mixture of townhouses and apartments set in private communal grounds bordering the River Avon on the site of the former Salisbury Infirmary right in the heart of the city. Nightingale House is a modern four-storey purpose-built apartment block with lift access. The development is a level walk to 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. Within walking

distance of the property are several primary and secondary schools, both private and state sector, including boys and girls grammar schools.

ACCOMMODATION

From the communal second floor landing with lift access, a private front door opens into

Hallway

With doors to all rooms. Two cupboards, one containing a hot water tank and timer controls and the other a storage cupboard with shelf and coat rail. Entry phone for the communal front door.

Shower room

Fitted with a white suite of low level WC, wash basin and shower enclosure. Part tiled walls, large storage cupboard and vinyl flooring.

Bedroom One

10'10" x 10'2" (3.32 x 3.12)

A good sized double with window giving views over the development. A good range of built in wardrobes and cupboards. Door into:

En Suite Shower Room

Fitted with white suite of low level WC, wash basin and walk in shower. Vinyl flooring, part tiled walls, extractor fan, medicine cabinet and heated towel rail.

Bedroom Two

11'5" x 8'3" (3.48 x 2.54)

Double room with window to side.

Kitchen

11'5" x 7'8" (3.48 x 2.36)

Fitted with a range of floor and wall mounted units with work surface over, built in four ring gas hob with electric fan oven under.. Free standing appliances include: Bosch washing machine, Siemens slimline

dishwasher, Zanussi fridge/freezer. Window to side. 1 1/2 bowl sink and drainer unit with mixer tap. Room for a small table and chairs. Serving hatch to living room.

Living Room

22'2" x 10'2" (6.76 x 3.12)

A large, light and airy room naturally dividing into two areas for dining and sitting. In the sitting area, there is a feature fire place with electric coal-effect fire and double doors onto small balcony with glorious views of the Cathedral, the River Avon and the communal gardens of the development. At the dining end, there is space for table and chairs. Cupboard containing the gas boiler.

OUTSIDE

The pretty gardens to the rear consist of lawns, seating areas and mature flower borders fronting the River Avon. To the front, the property has its own allocated parking space close to the front door and there is additional visitor parking close by.

SERVICES

Mains gas, electricity, water, drainage and telephone.

COUNCIL TAX

Band E. Current Annual Rate £2,463.55.

TENANCY

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

RESTRICTIONS

No smokers or pets.

HOLDING DEPOSIT

Equivalent to one week's rent.

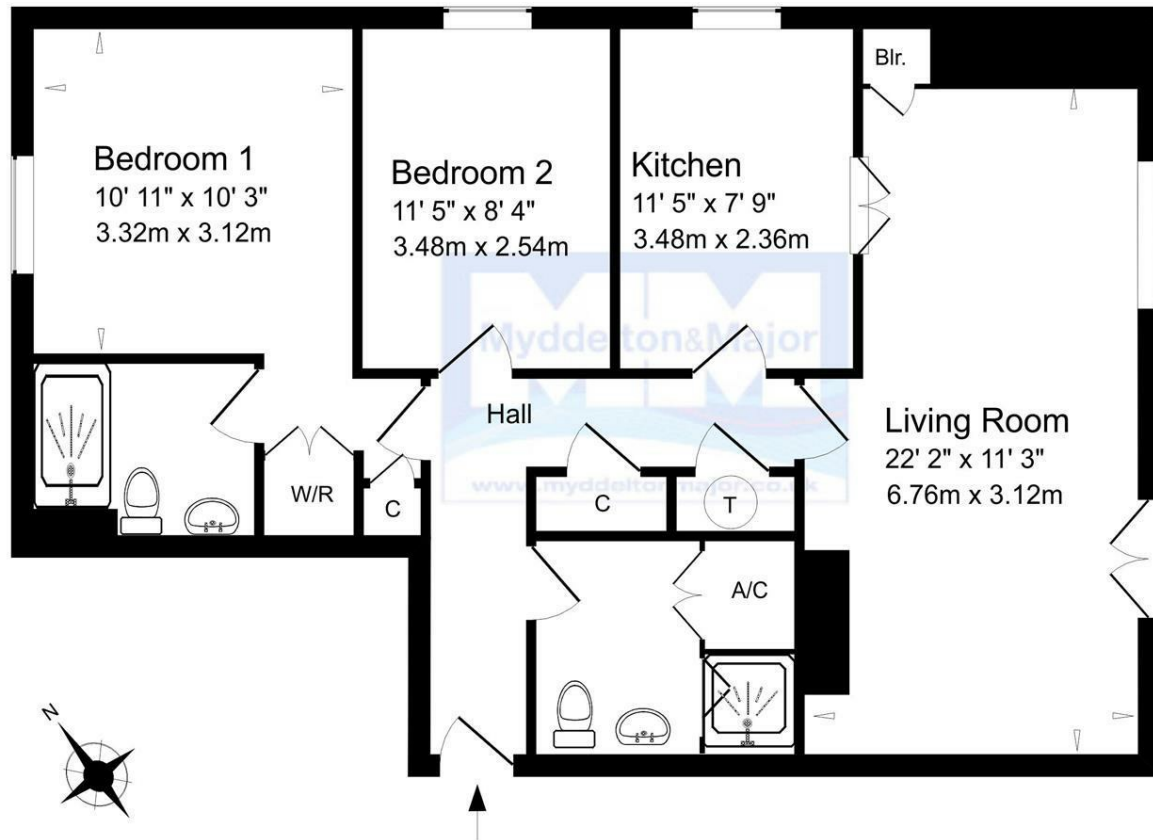
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Equivalent to five week's rent.

DIRECTIONS

The entrance to Cathedral Views is on Crane Bridge Road opposite the Pay & Display car park by Queen Elizabeth Gardens. On entering the development, bear round to the right, pass the garages and bear to the left to the front of Nightingale House.





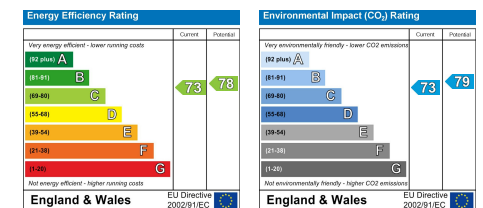
Approximate Gross Internal Floor Area 815 Sq. Ft./ 76 Sq. M

Measurements quoted are to IPMS: Residential 2

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