



Flat 6, Chequers House, Salisbury, Wiltshire, SP1 2FG

£750 PCM





DESCRIPTION

Flat 6 Chequers House is a stylishly presented one bedroom apartment, located on the first floor of a recently constructed block of flats, with the benefit of lift access, underfloor heating and high quality fixtures and fittings.

LOCATION

Chequers House is located in the heart of Salisbury, city centre, and is a level walking distance from all of the city's excellent range of facilities – shopping, educational, cultural and leisure as well as a mainline station with trains to London Waterloo (journey time approximately 90 minutes). Salisbury also supports a well thought of playhouse and a twice weekly market.

ACCOMMODATION

Accessed from New Street via the front door, there are very light and stylishly-presented communal hallways with the option of a lift or a staircase to the first floor. The front door to Flat 6 opens into:-

Entrance Hall

With doors to all rooms of the flat. Large storage cupboard housing the services, the boiler, washing machine and coat hooks. The floor is laid with engineered wood with under floor heating. There is also a smoke alarm and phone entry system.

Kitchen / Living Room

A large and bright open plan room with large bay windows overlooking Catherine Street. The Kitchen is fitted with a modern range of base cupboards, drawers and wall mounted units with a white granite

worktop, matching up stands and white glass splashback above the cooker. There is an inset stainless sink with chrome mixer tap. The integrated appliances include: fridge/freezer, dishwasher, Bosch oven, electric hob and extractor.

Bedroom

A bright double bedroom with large window overlooking Catherine Street and furnished with a wardrobe with hanging space and cupboards below. Carpets and underfloor heating.

Bathroom

Stylishly painted and partly tiled with a white suite of low level WC with hidden cistern, wall hung wash basin with mixer tap and bath with mixer tap and shower attachment with glass shower screen. Tiled flooring with underfloor heating. Heated towel rail. Extractor fan. Large mirror and shavers socket.

OUTSIDE

From Catherine Street a remote or keypad controlled electric gate allowing access to the bicycle and bin store.

SERVICES

Mains gas-fired under-floor heating and hot water, electricity, water, drainage, telephone and Broadband.

COUNCIL TAX

Band B. Currently £1,567.71

RESTRICTIONS

No smokers, children or pets.

TENANCY

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months).

DIRECTIONS

From our High Street offices, turn right onto New Street and walk up to the traffic lights with the Catherine Street junction, where the property is located on the left hand corner.

HOLDING DEPOSIT

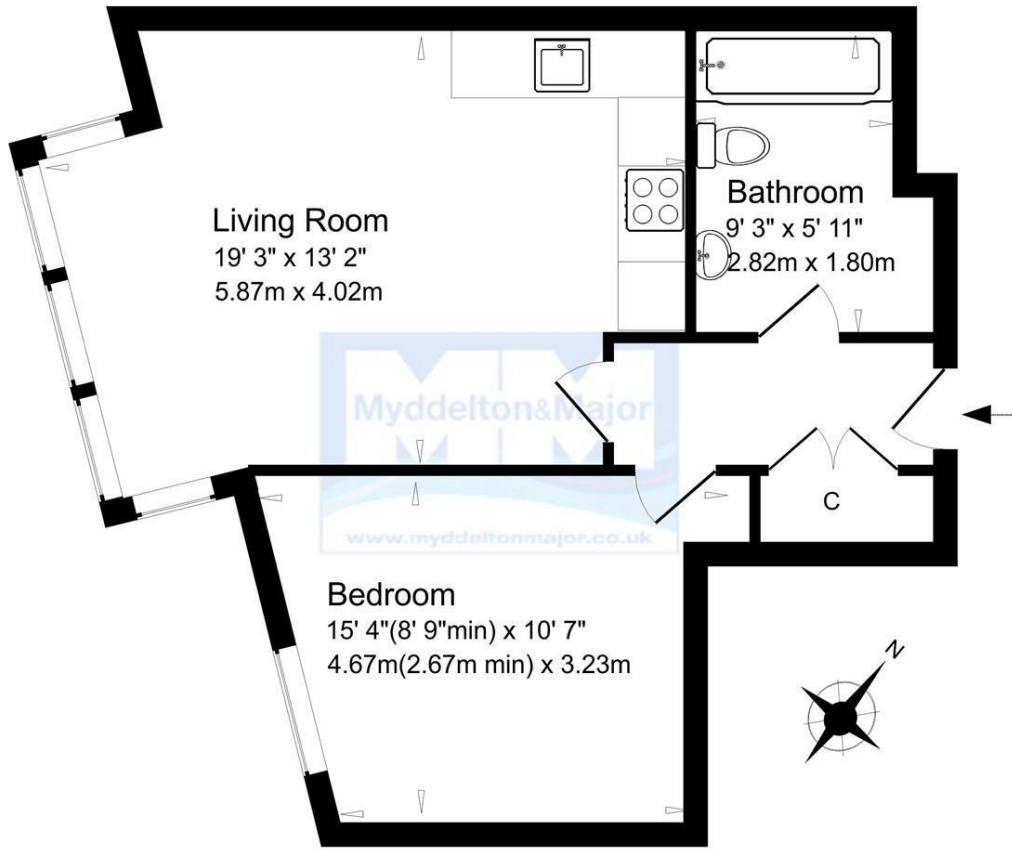
Equivalent to one week's rent.

DILAPIDATIONS DEPOSIT

Equivalent to five weeks' rent to be held by The

Deposit Protection Service for the duration of the tenancy. For further details concerning tenant fees, please contact the office or visit our website at www.myddeltonmajor.co.uk





Approximate Gross Internal Floor Area 45 Sq. Ft./ 490 Sq. M
 Measurements quoted are to IPMS: Residential 2
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 Drawing Number : 164-0276

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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		

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

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