



Flat 8 Cleveland Flats, Fairview Road, Salisbury, Wiltshire, SP1 1JY

£850 PCM

A spacious, three-bedroom ground-floor flat. Entrance hall, sitting room, kitchen with built-in oven and hob, three bedrooms and a bathroom with a shower over the bath. Off-road parking. UNFURNISHED. Gas-fired central heating.

A ground floor, spacious, redecorated THREE bedroom flat conveniently located with good access to the town centre. The accommodation comprises, door to communal entrance, door to flat 8. Large entrance hall. Fitted kitchen with gas hob and electric oven, space for fridge/freezer, inset sink, wall and base units, inset sink. Boiler cupboard. Double glazed window and window blind. Lounge, double glazed window, curtains. Bedroom one, fitted cupboard with sliding doors, double glazed window with curtains, double bedroom two with double glazed window and curtains, single third bedroom with double glazed window and curtains. Bathroom with bath and mixer tap shower, bi fold shower screen, WC and wash hand basin. The property comes with curtains/blinds as seen in the photographs, carpets. UNFURNISHED. Double glazed windows. Communal parking.

Other informatrion

UNFURNISHED

EPC rating: D

Council Tax Banding: B

**Pets: Sorry No Pets

Children: Children may be considered

Appliances included:

Length of tenancy: 12 Months then contractually periodic thereafter.

Management type: Managed by White

Other information:

Viewings: In most cases, our properties will be occupied by existing tenants, so we'll require at least 24 hours' notice for all viewings. All viewings booked in advance will also be confirmed on the day of the appointment to ensure attendance.

When arranging viewings, we endeavour to deal with inquiries in chronological order, whilst considering a tenant's suitability. Where possible, we'll arrange viewings in batches and subject to levels of activity; we may temporarily place the marketing on hold, pausing any further viewings. After this point, depending on applications and progress, viewings will be re-assessed.

When making an application, please be aware offers are NOT necessarily accepted on a first come first serve basis. We will aim to allow the

appropriate time frames for applications/offers to be received. This allows all interested parties the same chance of having their offer and application considered by the landlord. However, the final say will be the landlord, on the acceptance of any offer.

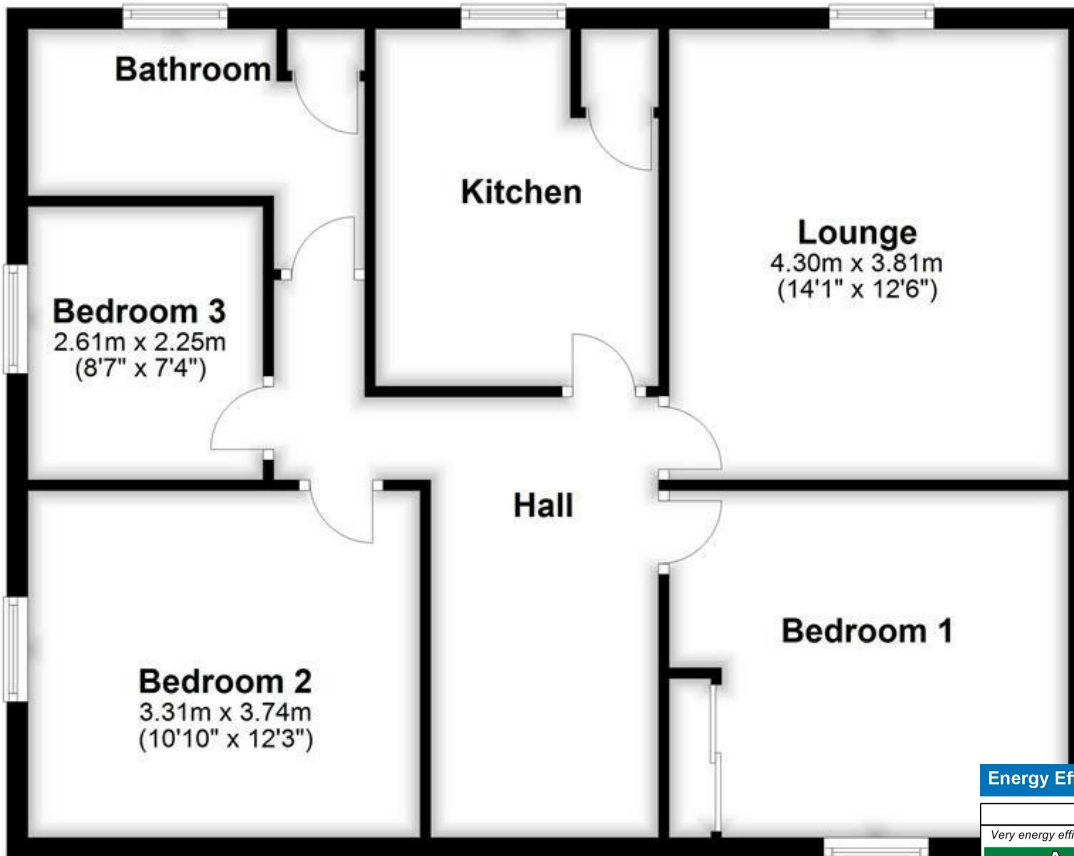
Tenant protection: Whites is a member of RICS for our Client Money Protection Scheme and a member of The Property Ombudsman Scheme (TPO) which is a Redress Scheme. You can find out more details on Whites' website or by contacting the agent directly.

The availability date is a provisional date only and a confirmed move-in date will only be agreed upon once referencing has been successfully completed.

Please visit our Whites website for further guidelines and important information for tenants.

Ground Floor

Approx. 76.6 sq. metres (824.3 sq. feet)



Total area: approx. 76.6 sq. metres (824.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	79
England & Wales		EU Directive 2002/91/EC	

WHITES
 Castle Chambers, 47 Castle Street,
 Salisbury, Wiltshire, SP1 3SP
 01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

