



**17 St. Edmunds Church Street, Salisbury, Wiltshire, SP1 1EF**

**£1,100 PCM**

## Two bedroom ground floor flat in the City Centre and within easy reach of all amenities.

### Description

This immaculately-presented and recently redecorated ground floor flat is located in the heart of Salisbury, offering convenient access to all city centre amenities. Accessed via a communal entrance hall, the flat features two double bedrooms, a spacious dining/sitting room, and a modern kitchen with wooden worktops, gas hob, electric oven, space for a washing machine, tumble dryer, and fridge/freezer, along with plenty of built-in storage. The kitchen also houses a Worcester combi boiler, providing gas central heating and hot water.

The shower room includes a walk-in shower, WC, wash hand basin, radiator, and part-tiled walls. Off the hallway, there is also a useful double storage cupboard.

The property benefits from plenty of natural light throughout. Additional features include PVCu double glazing, a telephone entry intercom system, and residents' permit parking (Salisbury City Zone E).

### A Note From the Whites Letting Team

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

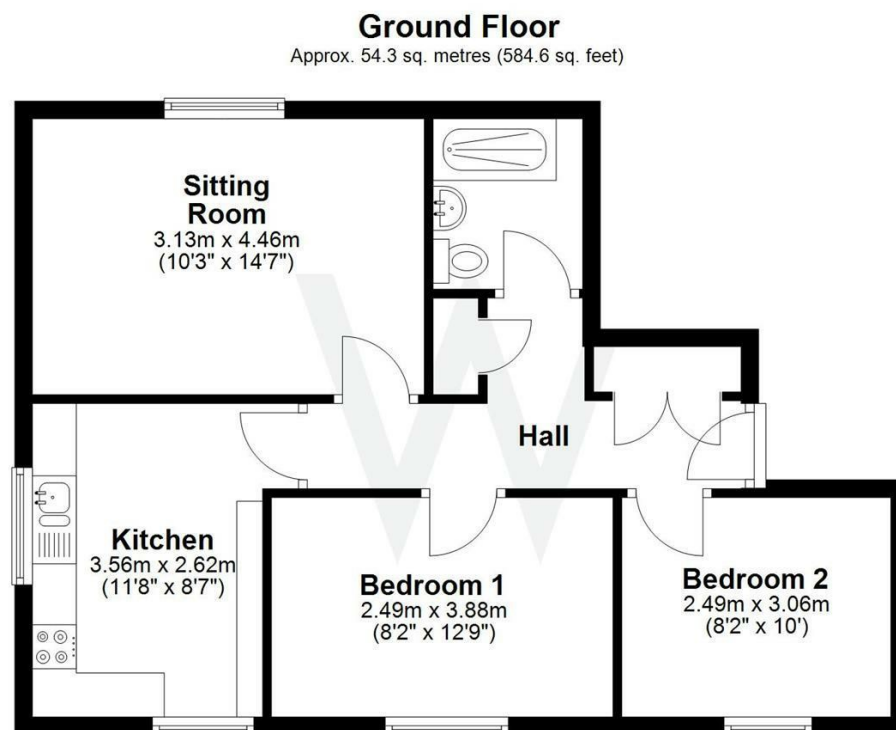
To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us your contact information, and we'll get back to you as soon as possible with a short questionnaire to complete. Once we've received your completed questionnaire, your enquiry will be registered with the relevant Property Manager. Please note, only those who complete this step will be considered as having formally enquired about the property.

Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause

viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

Please note that applications are not decided on a first-come, first-served basis. We aim to ensure a fair process for everyone, and all applications will be carefully considered on its merits by us, in conjunction with the landlord, before a final decision is made.

The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.



Total area: approx. 54.3 sq. metres (584.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**WHITES**  
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