



**Flat 3, 4 Elm Grove Road, Salisbury, Wiltshire, SP1 1JW**

**£800 PCM**

## **Description**

This lovely modern first-floor flat is located just outside the ring road. The property features a communal entrance hall with a security entry phone and stairs leading to the first floor. Inside, you will find your own hallway complete with a large cupboard. The kitchen is modern and equipped with a gas hob, stainless steel cooker hood, electric oven, work surfaces, wall units, base units, and drawers. There is plumbing and space available for a washing machine, as well as a recess suitable for an upright fridge/freezer. The flat includes a double bedroom with a built-in cupboard, a lounge facing the front, and a shower room that features a large shower cubicle, WC, and basin. Additional amenities include gas-fired central heating, double glazing, carpets, and window blinds. The property is offered unfurnished.

## **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.

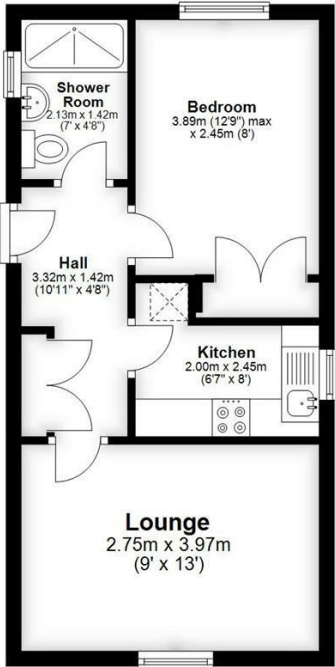
Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round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

**Ground Floor**  
Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 33.2 sq. metres (357.2 sq. feet)



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

**WHITES**  
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