



**12 Buzzard Road, Calne, Wiltshire, SN11 9RU**

**michael  
antony**



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SN11 9RU

**\*\* AVAILABLE IMMEDIATELY\*\*** A MODERN TWO BEDROOM first floor APARTMENT, newly decorated, with allocated parking, close to the TOWN CENTRE of CALNE. The accommodation comprises: Communal entrance hall, entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. Further benefits include gas central heating and uPVC double glazing.

RESTRICTIONS: NO PETS.

- AVAILABLE IMMEDIATELY
- NO PETS
- ALLOCATED PARKING
- CLOSE TO THE TOWN CENTRE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£950 pcm



## COMMUNAL ENTRANCE

From the car park a door leads into the communal entrance hall with stairs rising to the other two apartments.

## ENTRANCE HALL

15' 2" x 3' 6" (4.628m x 1.083m) uPVC door leads into the spacious entrance hall, with door entry system, storage cupboard housing boiler, radiator, carpeted. Doors off to all rooms.

## LOUNGE/DINER

14' 2" x 13' 3" (4.331m x 4.040m) Dual aspect lounge with uPVC double glazed windows to side and rear, radiator and carpeted.

## KITCHEN

10' 9" x 7' 3" (3.300m x 2.227m) With uPVC double glazed window to rear, range of wall and floor units, with work surfaces over, white goods (left on non repair/non replacement basis), oven and hob with extractor hood over, stainless steel sink and drainer, radiator and vinyl flooring.

## BEDROOM ONE

12' 2" x 10' 3" (3.729m x 3.142m) Spacious bedroom with uPVC double glazed window to side, radiator and carpeted.

## BEDROOM TWO

10' 9" x 10' 8" (3.278m x 3.266m) With uPVC double glazed window to front, radiator and carpeted.

## BATHROOM

7' 9" x 7' 0" (2.372m x 2.143m) White suite comprising panelled bath with shower over, pedestal wash hand basin, w.c, radiator and vinyl flooring.

## EXTERNALLY

To the front of the property there is one allocated parking space, on street parking and bin store.

## COUNCIL TAX

Band 'B'

## FEES

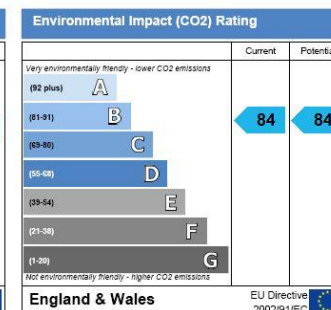
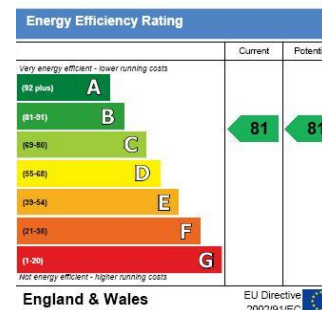
A holding deposit of 1 week's rent of 218.00 is applicable

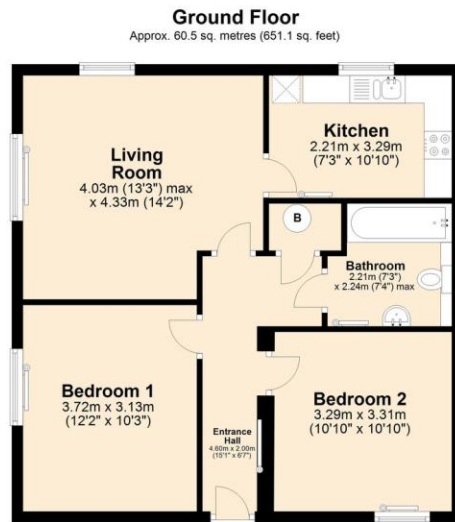
Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,096.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out

Address: 12 Buzzard Road, CALNE, Wiltshire, SN11 9RU  
RRN: 8401-2765-5029-6096-1813





Total area: approx. 60.5 sq. metres (651.1 sq. feet)



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.