



**4 Thurston Court, Park Lane, Chippenham, Wiltshire, SN15 1LT**

**michael  
antony**



#### 4 Thurston Court, Park Lane, Chippenham, Wiltshire, SN15 1LT

Close to the town centre, mainline railway station and John Coles Park, is this two bedroom ground floor flat. Accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms and bathroom. Further benefits include uPVC double glazing, gas central heating, communal garden and a garage. AVAILABLE IMMEDIATELY

- AVAILABLE IMMEDIATELY
- CLOSE TO THE TOWN CENTRE AND MAINLINE RAILWAY STATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARAGE

£1,100 pcm



### COMMUNAL ENTRANCE

Doors to both front and rear lead into the communal entrance hall. Door to flat number 4.

### ENTRANCE HALL

Newly fitted carpet, radiator, storage cupboard housing fuse board and electric meter, further storage cupboard with shelving.

### LOUNGE

16' 10" x 12' 0" (5.132m x 3.677m) uPVC double glazed window to rear, newly carpeted, radiator, electric fire in hearth and surround.

### KITCHEN

10' 5" x 6' 6" (3.181m x 1.983m) uPVC double glazed window to rear, white goods, tiled flooring, stainless steel sink and drainer with mixer tap, electric oven and hob with extractor fan over.

### BEDROOM ONE

13' 4" x 8' 6" (4.068m x 2.611m) uPVC double glaze window to front, radiator and carpeted.

### BEDROOM TWO

10' 0" x 8' 2" (3.065m x 2.514m) uPVC double glazed window to front, radiator and carpeted.

### BATHROOM

6' 4" x 5' 9" (1.948m x 1.773m) Suite comprising panelled bath with Mira shower over, shower screen, w.c., pedestal wash hand basin, ladder style heated towel rail, tiled flooring.

### EXTERNALLY

To the rear there is a communal patio area. Garage.

### COUNCIL TAX

Band 'A'

### FEES

A holding deposit of 1 week's rent of £253.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,269.00 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



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