



LOUISE RAYNER
PLACE

michael
antony

Louise Rayner Place, Chippenham, Wiltshire, SN15 3BU

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A light and airy two bedroom ground floor apartment with allocated parking space. The accommodations comprises, communal entrance hall, entrance hall, lounge, modern kitchen, two bedrooms, shower room. Further benefits include gas central heating, close to the town centre and mainline railway station. Not available for pets.

- NOT AVAILABLE FOR PETS
- CLOSE TO TOWN CENTRE & RAILWAY STATION
- GROUND FLOOR APARTMENT
- ALLOCATED PARKING SPACE

£1,150 pcm



COMMUNAL ENTRANCE HALL

Stairs rising to the first floor, carpeted, door to rear car park.

ENTRANCE HALL

Carpeted, door to storage cupboard housing boiler.

LOUNGE

14' 11" x 13' 0" (4.552m x 3.966m) Windows to side elevation, radiator and carpet.

KITCHEN

8' 2" x 7' 11" (2.514m x 2.414m) A modern kitchen with window to front elevation, range of wall mounted and floor units, with work surfaces over with inset induction hob with extractor hood over, integral fridge/freezer, integral dishwasher, integral washer/dryer, Zanussi oven and grill, vinyl flooring.

BEDROOM ONE

14' 5" x 8' 10" (4.4.140m x 2.698m) Window to front elevation, radiator and carpeted.

BEDROOM TWO

13' 5" x 7' 3" (4.114m x 2.224m) Window to front elevation, radiator and carpeted.

SHOWER ROOM

7' 3" x 4' 3" (2.224m x 1.319m) Low level w.c., pedestal wash hand basin, shower cubicle with shower, wall mounted cabinet, tiled splashbacks, vinyl flooring.

EXTERNALLY

To the rear of the property on one allocated parking space.

COUNCIL TAX

Band 'B'

FEES

A holding deposit of 1 week's rent of £264.00 is applicable
Rent is paid per calendar month in advance
A deposit of 5 week's rent of £1,326.00 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	72 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.