



Nuthatch Road, Calne, Wiltshire, SN11 9SB

**michael
antony**

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SN11 9SB

A well presented, light and airy TWO DOUBLE bedroom GROUND FLOOR apartment in Calne. The accommodation comprises entrance hall, dual aspect open plan living/kitchen, two bedrooms with en-suite to master and bathroom. Allocated parking for one vehicle and on street parking for visitors

- GROUND FLOOR APARTMENT
- SPACIOUS ACCOMMODATION
- MODERN KITCHEN
- ALLOCATED PARKING SPACE

£995 pcm



COMMUNAL ENTRANCE HALL

Carpeted. Rear communal door to car park.

ENTRANCE HALL

Carpeted. Doors off.

LOUNGE/KITCHEN

LOUNGE AREA: Dual aspect with double glazed windows, laminate flooring.

KITCHEN AREA: Range of wall mounted and floor cupboards, with works surfaces over, electric oven and hob with extractor hood over, stainless steel single sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge/freezer, vinyl flooring.

BEDROOM ONE

Double glazed window to rear, carpeted.

ENSUITE

Frosted window to side, shower cubicle with shower, w.c, pedestal wash hand basin, towel rail.

BEDROOM TWO

Double glazed window to rear, electric heater, carpeted.

BATHROOM

Suite in white comprising panelled bath, w.c, pedestal wash hand basin, towel rail and vinyl flooring.

EXTERNALLY

To the rear is one allocated parking space.

To the front there is on street parking.

COUNCIL TAX

Band 'B'

FEES

A holding deposit of 1 week's rent of £228.00 is applicable
Rent is paid per calendar month in advance
A deposit of 5 week's rent of £1,148.00 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	69 C	79 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.