



41 The Slipway, Staverton, Trowbridge, Wiltshire, BA14 8UP
Monthly Rental Of £600


KINGSTONS

A one bedroom ground floor apartment within the popular Staverton Marina development facing onto the canal with French doors onto well-tended communal gardens. The accommodation is spacious and contemporary and includes wood floors, recently refitted kitchen and shower room and large double bedroom.
AVAILABLE 27TH FEBRUARY

ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR Communal entrance with door to;
Communal Entrance Hall Door to the front. Stairs to the first floor leading to the only other flat in the block. Door to the property. Electric meter cupboard.

Entrance Hall cupboard with shelving and coat rail

Living Room / Kitchen 22' 11" x 10' 4" (6.98m x 3.15m) max with built in electric oven, gas hob and extractor fan over, integrated washer/dryer and space for fridge freezer. Cupboard housing combi boiler. French doors to rear.

Bedroom 12' 4" x 9' 2" (3.76m x 2.79m)

Refitted Shower Room

EXTERNALLY Allocated parking space, communal gardens

Benefits: Gas central heating, double glazing

Council Tax: Band B - £1,251.00 (April 2017 - March 2018 financial year)

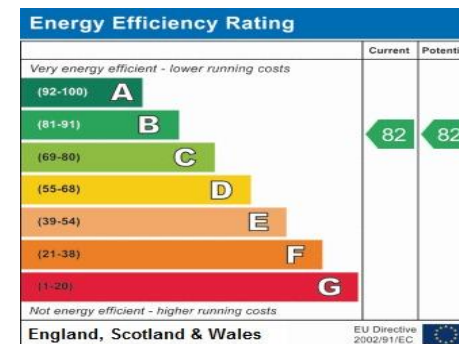
Viewing: Strictly by appointment through the Letting Agent Kingstons.

Agents Note: Regret no smokers, sharers, housing benefits, children or pets. *Please note, photographs were from a previous occupancy.

Directions: From our office in Fore Street, Trowbridge, proceed into Wicker Hill and follow the road around into Hill Street. Continue along into Seymour Road. At the next roundabout proceed over into Canal Road. At the next roundabout take the first exit into Hammond Way. At the next roundabout take the first exit into Thestfield Drive. At the roundabout turn right onto Marina Drive and take the first right into The Slipway where the property can be found further along on the right hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Fees: As part of our application process, an admin fee of £250 (inc. VAT) will become due for a single tenant. Each additional tenant (or Guarantor) will attract a further admin fee of £50 (inc. VAT) per person. Please contact our office if you require any further details. Please note, we do not take card payments.



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