

## 83M-1 Manchester Road, Swindon. SN1 2AJ

Ground Floor Front Room in a modern large property.

**£300 pcm**



### Property Information

This is a large sized Room benefiting from a recent refurbishment of new carpets, new furnishings with a very contemporary modern feel. The property has a large shared kitchen with washing machine and large fridge/ freezer, shared lounge with a leather sofa and a flat screen wall mounted TV and shared bathroom and separate toilet. Four other professional people share these facilities.

This large bedroom living space, has a generous Ikea bed with double mattress and large mirrored wardrobe with matching dark wood chest of drawers.

The Room has wired and Wi-Fi internet access as standard with the internet access point located next to the TV coax aerial point to hook up the very latest SMART television sets.

The bedroom area is fully carpeted and the kitchen and bathroom have a dark wood vinyl floor covering. The property is fully double glazed and is decorated in neutral modern colours. The overall feel of this property is smart and contemporary decorated in neutral colours.

### Location

The property is located in the Gorse Hill area of Swindon, which is approximately a 15 min walk from the town centre.

**Postcode: SN2 1AQ**

### Parking

Parking for 1 car at front of property



### Property features

3 month Licence to Occupy Agreement.

**No Deposit taken**

£200 Admin fee charged

Referencing and proof of employment required.

No benefits accepted.

No children

No Housing Benefits

No DSS

No Pets

No smoking within the studio.



### Parking

Parking at front for 1 car

**Parking Permit: n/a**

### Rent

Rent for this fully furnished Room is

**£300 per month + a £200 non-refundable admin fee & NO DEPOSIT**

**Fully inclusive of...**

Council Tax

Electricity

Gas Central Heating & Hot water

60MB Broadband

Water Rates

**Call Today...07930 732 473**

Photos on this pdf are generic and typical of furnishings in actual flat