



**AUBREY CLOSE, MARLBOROUGH, SN8**  
£1,150 per month\*

**Carter Jonas**



This delightful UNFURNISHED property offers accommodation over two floors. Entering from the front you are welcomed into the well-appointed sitting room, at the rear of the property is the kitchen which benefits from built-in oven, gas hob along with space for a dining table and chairs and a freestanding fridge freezer. French patio doors in the kitchen lead you to the low maintenance rear garden with a shed. Upstairs there are two bedrooms, the principal room is generously sized with the benefit of built in storage/wardrobes. The second bedroom is a smaller but good sized double which would equally make a spacious home office. Serving both bedrooms is the family bathroom with electric shower over bath. There is allocated residents parking for one car with additional on street parking available in the locality on a first come first served basis.

Pets considered on a case by case basis.

The landlord will be looking for a minimum 12 month initial tenancy but would prefer longer.

Council Tax Band C (Wiltshire Council website for current cost)

EPC: C

Mains water and drainage, gas heating and electric.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1,150.00 per calendar month:  
Holding deposit of 1 week's rent £265.00  
Security deposit of 5 weeks rent £1,326.00

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

#### IMPORTANT INFORMATION

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