



**22 St. Marys Place, Chippenham, Wiltshire, SN15 1EN**

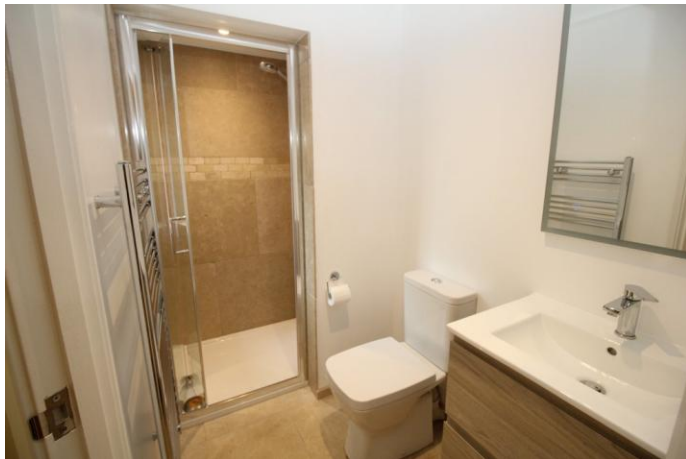
**michael  
antony**

22 St. Marys Place, Chippenham,  
Wiltshire, SN15 1EN

This one bedroom apartment within close proximity of Chippenham Railway Station and Chippenham Town Centre has been finished to a very high standard. Accommodation comprises open plan lounge/kitchen, bedroom and shower room. Further benefits include gas central heating, underfloor heating and uPVC double glazing. Good access to M4 corridor. **RESTRICTIONS: NO PETS. PLEASE ALSO NOTE THERE IS NO PARKING WITH THIS PROPERTY**

- ONE BEDROOM APARTMENT
- FINISHED TO A HIGH STANDARD
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£895 pcm



### OPEN PLAN LOUNGE/KITCHEN

22' 3" x 13' 5" (6.796m x 4.103m) 2 x uPVC double glazed windows to front elevation, range of wall mounted and floor units with work surfaces over, Lamona electric oven and hob with extractor hood over, fridge/freezer, space of washing machine, cupboard housing Worcester boiler, single stainless steel sink and drainer with mixer tap, underfloor heating, tiled flooring.

### SHOWER ROOM

7' 11" x 4' 4" (2.420m x 1.339m) Shower cubicle with shower, w.c, wash hand basin with storage below, tiled splashbacks, tiled flooring, ladder style heated towel rail.

### BEDROOM

13' 6" x 8' 5" (4.132m x 2.569m) uPVC double glazed window to side, storage cupboard, radiator and carpeted.

### COUNCIL TAX

Band 'A'

### FEES

A holding deposit of 1 week's rent of £205.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,032.00 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	75   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Tel (01249) 653000**

PROPERTY MISEDSCRIPTIONS 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.