



6 Chapel Lane, Chippenham, Wiltshire, SN15 3EX

**michael
antony**

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A light and airy, one bedroom first floor apartment set within the town centre of Chippenham and within walking distance of the mainline railway station and Olympiad Leisure Centre. The accommodation comprises: communal entrance hall, entrance hall, open plan lounge/kitchen/diner, one bedroom and bathroom. Further benefits include integrated appliances, sash windows with secondary glazing and electric heating. Please note there is no parking with this property but restricted on street parking in nearby streets.

- TOWN CENTRE LOCATION
- CLOSE TO MAINLINE RAILWAY STATION
- FIRST FLOOR APARTMENT
- ELECTRIC HEATING
- INTEGRATED APPLIANCES

£875 pcm



COMMUNAL ENTRANCE HALL

Steps rising to communal outside area into door, which in turn leads to the communal entrance hall. Carpeted and post boxes. Stairs rising to first floor.

ENTRANCE HALL

Door entry phone system, cupboard housing fuse board and meter, further double cupboard housing hot water tank, electric heater and carpeted.

OPEN PLAN LOUNGE/KITCHEN/DINER

16' 6" x 12' 2" (5.033m x 3.720m) Sash windows to front elevation with secondary glazing, electric heater, carpeted. The kitchen has a range of wall and floor units with work surfaces over, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, electric oven and induction hob with extractor hood over, vinyl flooring.

BEDROOM

14' 10" x 12' 3" (4.540m x 3.737m) Sash windows to front elevation with secondary glazing, electric heater and carpeted.

BATHROOM

Window to side elevation, panelled bath with shower over, w.c., pedestal wash hand basin, ladder style heated towel rail and laminate flooring.

COUNCIL TAX

Band 'A'

FEE

A holding deposit of 1 week's rent of £190.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent of £1,009.00 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

EPC NOT REQUIRED



64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

www.michaelantony.co.uk

Tel: 01249 653000

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.