



CASTLE LODGE

ACADEMY INSURANCE
SAVE 10%
HEALTHY

ACAD MY INSURANCE
Buy Local & Save Money
0800 458 0875
academyinsurance.co.uk

Approachable & Independent
Home Insurance
BUY LOCAL PAY LESS
0800 458 0875

ACADEMY INSURANCE

Goldieffs



42 Castle Lodge, Gladstone Road, Chippenham, Wiltshire, SN15 3YY

42 Castle Lodge, Gladstone Road,
Chippenham, Wiltshire, SN15 3YY

**FOR THE OVER 60'S ONLY! AVAILABLE
IMMEDIATELY!**

A light airy one-bedroom top floor apartment in Castle Lodge, within close proximity of the town centre and main line railway station. The apartment can be accessed via the lift or the staircase. The accommodation comprises: entrance hall, lounge, kitchen with integrated appliances, bedroom and bathroom. Further benefits include uPVC double glazing, electric heating and parking.

- FOR THE OVER 60'S ONLY
- ONE BEDROOM
- ELECTRIC HEATING
- PARKING
- NO PETS

£825 pcm



COMMUNAL ENTRANCE

From the car park, all the apartments can be access via the communal lounge. There is a door entry system to all apartments.

ENTRANCE HALL

The apartment can be accessed by taking the lift or the stairs from the ground floor. The door from the main hallway leads into the entrance hall, which is carpeted, walk-in storage cupboard housing water tank and electric meter. Doors to:

SITTING ROOM

19' 5" x 12' 11" (5.92m x 3.94m) Double glazed windows to rear and side. Wall and recessed ceiling lights. Duplex quantum heater and contemporary electric fireplace. Telephone point. Television/DAB radio/Sky TV point.

KITCHEN

8' 5" x 7' 6" (2.57m x 2.29m) Double glazed window to rear. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit. Range of drawer and cupboard base units and matching wall mounted cupboards. Built-in eye level electric oven and hob with extractor over. Integrated fridge and freezer.

BEDROOM

17' 2" x 9' 1" (5.23m x 2.77m) Double glazed window to rear. Built-in double mirrored sliding wardrobe, dressing table and drawers. Wall mounted electric heater.

SHOWER ROOM

6' 10" x 5' 7" (2.08m x 1.7m) White suite comprising corner shower cubicle, vanity wash basin with cupboard under and close coupled WC. Wall mounted heater. Heated towel rail. Extractor fan. Tiling to the principal areas.

ADDITIONAL INFORMATION

All residents at Castle Lodge have access to the residents lounge, laundry room and guest suite. There is also residents parking space free of charge.

COUNCIL TAX

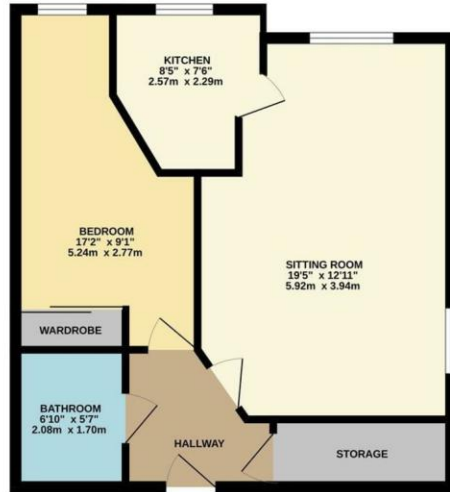
Band 'A'

FEES

A holding deposit of 1 week's rent of £189.00 is applicable
Rent is paid per calendar month in advance
A deposit of 5 week's rent £951.00 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 ORDERED

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, quantities, sizes and any other items and appliances are not responsibility to make for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and the purchaser is to bear responsibility of checking such for given. Made with Floorplan 12.022



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.