



6B Malmesbury Road, Chippenham, Wiltshire, SN15 1PW

**michael
antony**

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A light, spacious and airy 3 bedroom apartment over two floors, within close proximity of the railway line and town centre. The accommodation comprises, communal entrance hall, stairs to landing, open plan lounge/kitchen, two bedrooms and bathroom. Stairs rising to the second floor to the 3rd bedroom. Further benefits include gas central heating, uPVC double glazing and one allocated parking space. Available beginning of June 2024.

- AVAILABLE BEG JUNE 2024
- CLOSE TO TOWN CENTRE & MAINLINE RAILWAY STATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- NO PETS

£1,100 pcm



COMMUNAL ENTRANCE HALL

Door from footpath leads into the communal entrance door, which has Victorian mosaic flooring. Door to Apartment

STAIRS/LANDING

Door from the communal entrance hall leads to the stairs, which in turn leads to a landing with doors off.

OPEN PLAN LOUNGE/ KITCHEN

18' 1" x 12' 10" (5.520m x 3.915m) uPVC double glazed windows to front elevation, laminate flooring and radiator. Kitchen area comprises electric oven and hob with extractor hood over, range of wall mounted and floor units with work surfaces over.

BEDROOM ONE

14' 9" x 8' 9" (4.511m x 2.689m) uPVC double glazed window to front elevation, built in wardrobe, carpet and radiator.

BEDROOM TWO

11' 9" x 8' 10" (3.586m x 2.711m) uPVC double glazed window to rear elevation, carpet and radiator.

BATHROOM

9' 5" x 8' 10" (2.874m x 2.697m) Spacious bathroom with uPVC frosted, double glazed window to rear elevation, free-standing deep bath tub, wash hand basin, w.c, separate shower cubicle with shower over and tiled flooring,

STAIRS RISING TO SECOND FLOOR

Hand rail, carpeted and storage cupboard. Door to bedroom.

BEDROOM THREE

15' 3" x 13' 1" (4.661m x 3.996m) plus recess Velux windows x 2, storage cupboard housing boiler, further storage cupboard, radiator and carpet.

EXTERNALLY

The front of the property is enclosed by hedging and has a low maintenance garden. To the rear there is one allocated parking space.

COUNCIL TAX

Band 'B'

FEES

A holding deposit of 1 week's rent of £253.00 is applicable

Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,269.00 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		79 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		



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