



**Apartment 2, St. Michaels Court, Canon Square, Melksham, Wiltshire,**

**michael  
antony**

## Apartment 2, St. Michaels Court, Canon Square, Melksham, Wiltshire, SN12 6LX

Refurbished to a very prestigious standard and close to the town centre of Melksham is this one bedroom apartment set in a quiet cul-de-sac location. The property also retains some of its original features. The accommodation comprises entrance hall, lounge, kitchen, utility room, bathroom and mezzanine bedroom. Further benefits include new electric heating, white goods, water softener and has allocated parking.

### **AVAILABLE JULY**

- AVAILABLE JULY
- CLOSE TO THE TOWN CENTRE & LOCAL AMENITIES
- WHITE GOODS INCLUDED
- WATER SOFTENER

£980 pcm



### ENTRANCE HALL

Steps up to the front door gives access into the entrance hall, laminate flooring and electric heater. Doors off.

### LOUNGE

15' 1" x 12' 6" (4.611m x 3.818m) Retaining original beams, with windows to the rear elevation, laminate flooring, electric heater, spiral staircase to mezzanine bedroom, door to cupboard housing fuse board.

### MEZZANINE BEDROOM

10' 3" x 8' 0" (3.137m x 2.447m) Spiral staircase from the lounge leads into the bedroom, with wooden beams, laminate flooring, electric heater, door to cupboard housing hot water system and water softener, can also be used as a walk-in wardrobe.

### KITCHEN

9' 0" x 5' 9" (2.751m x 1.776m) Window to the front elevation, range of wall mounted and floor units with work surfaces over, electric oven and hob with extractor hood over, single drainer sink, integrated dishwasher, integrated tall fridge/freezer and laminate flooring

### UTILITY ROOM

5' 11" x 4' 2" (1.804m x 1.289m) Good size utility room housing washing machine and tumble dryer and laminate flooring.

### SHOWER ROOM

7' 8" x 4' 11" (2.342 plus window m x 1.522m) Window to the front elevation, tiled splashbacks, shower cubicle with shower, w.c, wash hand basin with storage below, storage unit, laminate flooring and heated towel rail.

### EXTERNALLY

One allocated parking space and communal garden. There is also a bin store.

### COUNCIL TAX

Band 'A'

### FEES

A holding deposit of 1 week's rent of £225.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,130.00 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		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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