



Apartment 10, St. Michael's Court, Canon Square, Melksham, Wiltshire,

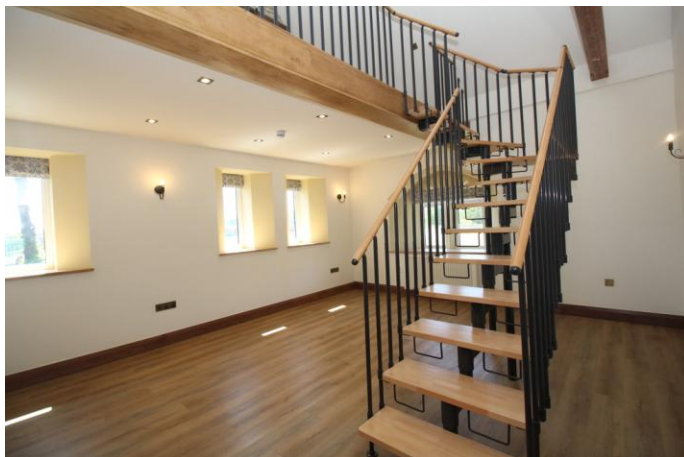
**michael
antony**

Apartment 10, St. Michael's Court, Canon Square, Melksham, Wiltshire, SN12 6LX

AVAILABLE IMMEDIATELY. An attractive and airy property with charming architectural features. 15th Century listed building with full length gothic style windows and enchanting wooden beams which will immerse you in the history of the property. Views overlooking the cricket grounds and tennis courts. Located a short distance from the town centre of Melksham. Stunning, spacious and functional with large mezzanine level, fully modernised interior. The accommodation comprises: entrance hall, lounge/diner, fitted kitchen, two bedrooms with mezzanine and dressing rooms and shower room. Further benefits include modern electric heating and one parking space. **RESTRICTIONS: NO PETS.**

- AVAILABLE IMMEDIATELY
- NO PETS
- CLOSE TO THE TOWN CENTRE OF MELKSHAM
- ONE PARKING SPACE
- WHITE GOODS INCLUDING INCLUDING WATER SOFTENER

£1,200 pcm



COMMUNAL ENTRANCE HALL

Door from main car park leads into the communal entrance hall, with stairs rising to the first floor apartment.

ENTRANCE HALL

Entrance hall , electric heater, laminate flooring and telephone intercom.

LOUNGE/DINER

17' 6" x 15' 7" (5.337m x 4.768m) Door to lounge, double glazed window to side and rear aspect. Laminate flooring. Heater and stairs to bedroom.

KITCHEN

14' 0" x 5' 11" (4.283m x 1.812m) Door to kitchen, washing machine and tumble dryer (Samsung). Cupboard housing fuse board and meter. Water softener. Bosch oven, integrated fridge/freezer, integrated slimline dishwasher, induction hob with extractor. Laminate flooring.

SHOWER ROOM

7' 3" x 6' 10" (2.235m x 2.107m) Door to bathroom, double glazed window to front, WC and wash hand basin with storage. Heated towel rail, vinyl flooring and storage unit.

BEDROOM ONE

13' 10" x 11' 7" (4.239m x 3.541m) Bedroom one, stone walling, electric heater, sliding door to wardrobe/dressing area, laminate flooring

BEDROOM TWO

0' 0" x 0' 0" x 0m) Bedroom two, double glazed window to rear, heater, vinyl flooring, stairs to mezzanine floor made from acoustic board leading to office. Sliding door to walk in wardrobe. Cupboard housing boiler, Velux window.

EXTERNALLY

One allocated parking space, access to communal store room.

COUNCIL TAX

Band 'A'

FEES

A holding deposit of 1 week's rent £276.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent, £1,384.00 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

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.