



46 Warwick Close, Chippenham, Wiltshire, SN14 0YD

**michael
antony**

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Wiltshire, SN14 0YD

This beautifully light and airy, first floor apartment is situated at the end of a cul-de-sac within the popular Cepen Park South development. The property offers communal entrance hall, hallway, lounge/dining room with Juliet Balcony, bedroom, bathroom and allocated parking. Available end of May 2025. RESTRICTIONS: NO PETS.

- AVAILABLE END OF MAY
- NO PETS
- CLOSE TO LOCAL AMENITIES
- CUL-DE-SAC LOCATION

£875 pcm



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ENTRANCE HALLWAY

With storage cupboard and access to loftspace.

LOUNGE/DINING ROOM

With double glazed sliding doors to Juliet Balcony, radiator and carpeted. Opening to kitchen.

KITCHEN

With double glazed window to rear, range of wall mounted and floor units with work surfaces over, washing machine and fridge/freezer, (left on a non-repair/non-replacement basis), electric oven and hob with extractor hood over, wall mounted boiler, stainless steel single sink and drainer and vinyl flooring.

BEDROOM

With double glazed window to front, built in wardrobes, radiator and carpeted.

BATHROOM

Grey suite comprising of panelled bath with shower over, w.c, pedestal wash hand basin and vinyl flooring.

ALLOCATED PARKING

To the side of the property there is allocated parking.

COUNCIL TAX

BAND: A

FEES

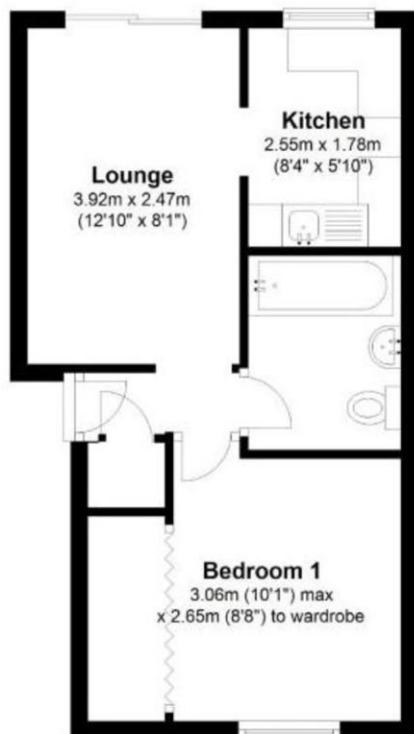
A holding deposit of 1 week's rent of £201.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.