



28 Elizabeth Place, Chippenham, Wiltshire, SN15 3UP

**michael
antony**

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****AVAILABLE IMMEDIATELY**** A spacious studio apartment which has recently been redecorated set on the Pewsham Estate. Accommodation comprises: open plan lounge/bedroom/kitchen, inner lobby and bathroom. Further benefits include white goods (on a non-repair/non-replacement basis), electric heating, uPVC double glazing and allocated parking. RESTRICTIONS: NO PETS.

- AVAILABLE IMMEDIATELY
- NO PETS
- STUDIO APARTMENT
- WHITE GOODS
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING

£875 pcm



OPEN PLAN

LOUNGE/BEDROOM/KITCHEN

19' 7" x 12' 8" (5.985m x 3.861m) Stairs from the ground floor lead to the uPVC front door, which in turn leads into the property. The lounge/bedroom area has uPVC double glazed window to the front elevation, range of storage cupboards, one housing fuse board and electric meter, one storing the pull down double bed, electric heater and laminate flooring.

The kitchen area comprises uPVC double glazed window to front, range of wall mounted and floor units with work surfaces over, white goods, (left on a non-repair/non-replacement basis), electric oven and hob with extractor fan over, stainless steel sink and drainer and vinyl flooring.

INNER LOBBY

Door from lounge/bedroom leads into a little lobby area, with two storage cupboards either side with one housing the water tank. Further door leads into the bathroom.

BATHROOM

6' 4" x 5' 7" (1.940m x 1.703m) Suite comprising of panelled bath with shower over, wash hand basin, w.c, extractor fan and vinyl flooring.

EXTERNALLY

To the side of the property there is one allocated parking space.

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	70 C	80 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.