



Apartment 1, St. Michael's Court, Canon Square, Melksham, Wiltshire,

**michael
antony**

Apartment 1, St. Michael's Court,
Canon Square, Melksham, Wiltshire,
SN12 6LX

AVAILABLE NOVEMBER! A superbly finished one bedroom apartment with the benefit of having its own entrance. The accommodation comprises: entrance hall, lounge, kitchen, mezzanine floor, bedroom and shower room. Further benefits include white goods, water softener, electric heating and off-road parking for one vehicle. Restrictions: No Pets. A viewing is a must to appreciate this fine property.

- AVAILABLE NOVEMBER 2025
- NO PETS
- CLOSE TO THE TOWN CENTRE
- MODERN ELECTRIC HEATING
- OFF ROAD PARKING FOR ONE VEHICLE

£1,150 pcm



ENTRANCE HALL

Old Victorian Style door leads into entrance hall, with stairs rising to the living accommodation.

LOUNGE

13' 5" x 13' 1" (4.101m x 3.995m) With window to side elevation, radiator and laminate flooring. Sofa, table and unit available by separate negotiation.

KITCHEN

14' 0" x 5' 11" (4.292m x 1.815m) Galley style kitchen, with window to side elevation, washing machine, fridge/freezer, integrated dishwasher, electric oven with inset hob and extractor hood over, range of wall mounted and floor units with wooden work surfaces over and laminate flooring.

BEDROOM

11' 10" x 11' 9" (3.620m x 3.582m) With window to rear elevation, electric heater and laminate flooring. Wardrobe available by separate negotiation.

SHOWER ROOM

6' 9" x 6' 1" (2.081m x 1.874m) Suite comprising shower cubicle with shower over, wash hand basin with storage below, w.c, vinyl flooring, ladder style heated towel rail.

MEZZANINE FLOOR/OFFICE

15' 4" x 10' 8" (4.684m x 3.256m) Staircase from the lounge leads to the mezzanine floor, with original beams, laminate flooring, cupboard housing wet system and water softener.

EXTERNALLY

As you approach the property an electric gate, gives access to communal car parking, storage facility and bin store.

COUNCIL TAX

Band 'A'

FEES

A holding deposit of 1 week's rent £264.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent, £1,326.00 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		
55-68	D		68 D
39-54	E	40 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.