



180 Charter Road, Chippenham, Wiltshire, SN15 2RJ

**michael
antony**

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Wiltshire, SN15 2RJ

****AVAILABLE IMMEDIATELY**** A light and airy two bedroom first floor apartment which has recently had a newly installed modern kitchen, newly decorated throughout and new carpet fitted to the second bedroom. The apartment is situated close to the Chippenham town centre and has easy access to the A350 and A4. The accommodation comprises lounge/diner, kitchen, two bedrooms, and bathroom. Further benefits include uPVC double glazing, gas central heating and allocated parking. RESTRICTIONS: NO PETS.

- AVAILABLE IMMEDIATELY
- CLOSE TO THE TOWN CENTRE
- EASY ACCESS TO A350 AND A4
- ALLOCATED PARKING
- GAS CENTRAL HEATING

£1,100 pcm



COMMUNAL ENTRNANCE HALL

Communal door leads into the entrance hall, which has storage cupboards housing electric and gas meters. Stairs rising to the first floor apartment.

ENTRANCE HALL

The apartment door leads into the entrance hall, which is carpeted, door telephone entry system, storage cupboard with shelving and radiator.

LOUNGE/DINER

14' 10" x 10' 9" (4.525m x 3.300m) uPVC double glazed window to the rear over looking the communal garden, newly decorated, radiator and carpeted.

KITCHEN

9' 11" x 7' 7" (3.048m x 2.313m) uPVC double glazed window to the front elevation, newly fitted modern kitchen, wall mounted boiler, electric over with gas hob and extractor fan over, single stainless steel sink and drainer, washing machine, which is left on a non-repair/non-replacement basis, space for tall fridge/freezer, tiled splashbacks and vinyl flooring.

BEDROOM ONE

11' 2" x 10' 7" (3.426m x 3.239m) uPVC double glazed window to the rear elevation, cupboard housing fuse board, radiator and carpeted.

BEDROOM TWO

10' 0" x 7' 9" (3.060m x 2.363m) uPVC double glazed window to the front elevation, radiator and newly carpeted.

BATHROOM

7' 5" x 5' 10" (2.273m x 1.799m) uPVC obscured double glazed window to the front elevation, suite comprising of panelled bath with shower over, w.c, pedestal wash hand basin, radiator and vinyl flooring.

EXTERNALLY

To the front of the property there is one allocated parking space. To the rear of the property there is a communal green space area.

COUNCIL TAX

Band 'A'

FEES

A holding deposit of 1 week's rent of 207.00 is applicable

Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,269.00 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	81 B	81 B
69-80	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.