



Station Hill, Chippenham, Wiltshire, SN15 1EG

**michael
antony**

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AVAILABLE IMMEDIATELY. Two bedroom first floor apartment, set in the town centre and close to the mainline railway station. The accommodation comprises communal entrance hall, entrance hall, lounge, kitchen, two bedrooms and bathroom. The property is in a quiet building with three other apartments. Further benefits are gas central heating and some double glazing.

- NOT SUITABLE FOR PETS
- CLOSE TO THE TOWN & MAINLINE RAILWAY STATION
- ON STREET PARKING
- GAS CENTRAL HEATING
- WHITE GOODS LEFT ON A NON-REPAIR/NON-REPLACEMENT BASIS

£980 pcm



COMMUNAL ENTRANCE HALL

A spacious communal entrance with front and rear doors, tiled flooring and carpeted stairs rising to first and second floors.

FLAT ENTRANCE HALL

Carpeted entrance hall with radiator, fuse board and doors off.

LOUNGE

13' 11" x 12' 10" (4.258m x 3.923m) Window to front, radiators and carpeted.

BEDROOM ONE

12' 9" x 11' 9" (3.899m x 3.6m) Window to front elevation, storage cupboard with radiator and shelving, radiator and carpeted.

KITCHEN

10' 1" x 8' 0" (3.080m x 2.445m) Window to rear elevation, wall mounted Worcester boiler, wall and floor units with work surfaces over, Bush electric oven and hob, washing machine and fridge/freezer (remain on a non-repair/non-replacement basis) and vinyl flooring.

BEDROOM TWO

12' 10" x 6' 0" (3.933m x 1.843m) Window to rear, radiator and carpeted.

BATHROOM

7' 4" x 6' 3" (2.256m x 1.914m) Frosted window to side elevation, suite comprising, bath with shower over, pedestal wash hand basin, w.c, radiator and vinyl flooring.

COUNCIL TAX

Band 'A'

FEES

A holding deposit of 1 week's rent, £225.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,130.00 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		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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PROPERTY MISEDSCRIPTIONS 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.