



**Queens Square, Chippenham, Wiltshire, SN15 3BL**

**michael  
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## Queens Square, Chippenham, Wiltshire, SN15 3BL

A spacious three bedroom apartment situated on the edge of the Town Centre occupying the whole top floor of a block of just three. The accommodation comprises: lounge/diner, kitchen, bathroom, master bedroom and two further bedrooms. The lounge/Diner features a bay window which forms part of the "tower" affording views over Chippenham to Countryside beyond. Further benefits include uPVC double glazing, electric heating and allocated parking plus visitor parking. NOT SUITABLE FOR PETS.

- AVAILABLE IMMEDIATELY
- NOT SUITABLE FOR PETS
- CLOSE TO TOWN CENTRE & MAINLINE RAILWAY STATION
- VISITOR PARKING

£1,175 pcm



### COMMUNAL ENTRANCE

With doors to both front and rear. Stairs leading to top floor landing and front door to apartment.

### HALLWAY

Secure entry system, storage cupboard, electric heating and carpeted.

### LIVING/DINING ROOM

16' 11" x 9' 1" (5.16m x 2.79m) uPVC double glazed window and bay window to front aspect with blinds, electric heaters and carpeted.

### KITCHEN

9' 10" x 5' 10" (3.02m x 1.80m) uPVC double glazed window to side aspect. Fitted pale grey gloss kitchen units with white worktop. Stainless steel sink and drainer. Built in electric oven. Electric hob with extractor over and glass splashback. Space and plumbing for washing machine. Space for fridge freezer (existing fridge freezer can be kept by Tenant if desired). Vinyl flooring and electric heater.

### BEDROOM ONE

12' 2" x 9' 1" (3.73m x 2.77m) uPVC double glazed window to front aspect, with curtains, storage heater and carpeted.

### BEDROOM TWO

9' 10" x 7' 1" (3.00m x 2.18m) uPVC double glazed window to side aspect with curtains, electric heater and carpeted.

### BEDROOM THREE

10' 4" x 5' 10" (3.15m x 1.80m) uPVC double glazed window to side aspect, with curtains, electric heater and carpeted.

### BATHROOM

Suite comprising of panelled bath with shower over, wash hand basin inset to vanity combination unit with back-to-wall wc, chrome ladder style heated towel rail/radiator, ceramic tiled floor and walls.

### EXTERNALLY

Car park to rear with one allocated parking space. Visitor parking spaces. Access to communal bin stores.

### COUNCIL TAX

Band 'C'

### FEES

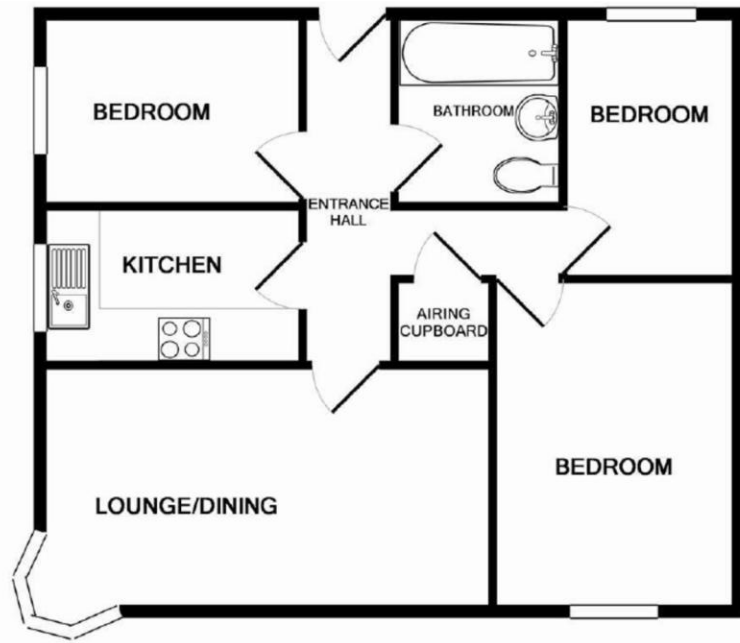
A holding deposit of 1 week's rent, £270.00, is applicable,

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,355.00, 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		79   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.3 SQ.M.)



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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.