



**Lansdown Grove, Chippenham, Wiltshire, SN15 1TE**

michael  
antony

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Wiltshire, SN15 1TE

AVAILABLE MID FEBRUARY 2026. A one bedroom ground floor apartment, very well presented, within walking distance of the town centre and mainline railway station.

Accommodation comprises, Communal Entrance Hall, Entrance Hall, Lounge, Kitchen, Bathroom, Double Bedroom. Further benefits include Electric Heating and two allocated parking spaces. NOT AVAILABLE FOR PETS

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- NOT AVAILABLE FOR PETS
- CLOSE TO TOWN CENTRE & MAINLINE RAILWAY STATION
- ALLOCATED PARKING

£900 pcm



## COMMUNAL ENTRANCE HALL

Door to communal entrance hall, with inner door to the apartments and letter boxes.

## ENTRANCE HALL

Door into small entrance hall, carpet, with inner door to apartment.

## LOUNGE/DINER

15' 0" x 9' 8" (4.591m x 2.953m) Window to front elevation, electric heater, carpet.

## KITCHEN

10' 0" x 5' 2" (3.062m x 1.592m) Sliding doors from lounge into the kitchen, window to front elevation, electric oven and hob with extractor hood over, range of wall and floor units with work surfaces over, single drainer stainless steel sink with mixer tap, tiled splashbacks and vinyl flooring.

## BEDROOM

15' 11" x 9' 3" (4.873m x 1.907m) Window to rear elevation, electric heater and carpet.

## BATHROOM

6' 8" x 5' 3" (2.040m x 1.601m) Windows to side elevation, suite in white comprising panelled bath with Triton Cora shower over, pedestal wash hand basin, w.c and flush, tiled splashbacks, vinyl flooring, and Dimplex wall mounted heater.

## EXTERNALLY

To the front there is a lovely green area and to the rear there is communal garden and two allocated parking spaces.

## COUNCIL TAX

Band 'A'

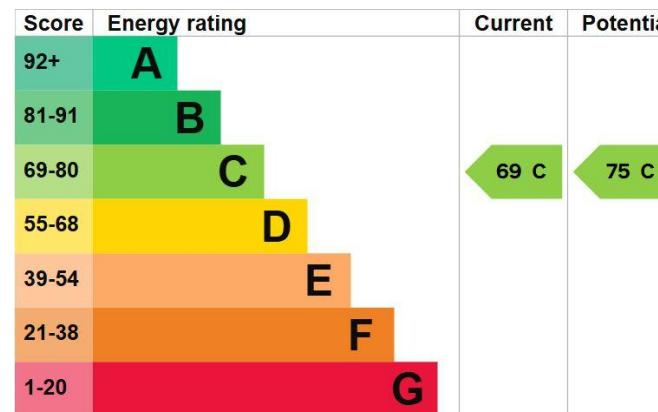
## FEES

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 £1,036.00 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.



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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.