



St. Marys Place, Chippenham, Wiltshire, SN15 1EN

**michael
antony**

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Set within walking distance of the town centre and main line railway station is this light and airy, modern one bedroom apartment, finished to an exceptional standard, the accommodation comprises, open plan lounge/kitchen, shower room and bedroom. Further benefits include gas central heating, underfloor heating and uPVC double glazing throughout. ON STREET PARKING ONLY.

- CLOSE TO THE TOWN CENTRE
- WITHIN CLOSE PROXIMITY TO THE MAINLINE RAILWAY STATION
- ONE BEDROOM
- GAS CENRAL HEATING
- ON STREET PARKING

£850 pcm



OPEN PLAN LOUNGE/KITCHEN

13' 3" x 11' 11" (4.050m x 3.643m) Two uPVC double glazed windows to side elevation, two obscured uPVC double glazed windows to front elevation, Lamona electric oven, with hob and extractor hood over, range of wall mounted and floor units with work surfaces over, space and plumbing for washing machine, space for fridge/freezer, cupboard housing Worcester boiler, underfloor heating, tiled flooring.

SHOWER ROOM

6' 2" x 5' 11" (1.898m x 1.816m) Shower cubicle with shower, w.c, wash hand basin with storage below, tiled splashbacks, tiled flooring, ladder style heated towel rail.

BEDROOM

13' 5" x 10' 9" (4.101m x 3.292m) uPVC double glazed window to side and front elevations, ornamental fireplace, storage cupboard, radiator and carpeted.

COUNCIL TAX

Band 'A'

FEES

A holding deposit of 1 week's rent of £195.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £980.00 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	76 c	76 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.