



Cowleaze, Chippenham, SN15 3YN

**michael
antony**

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A superb and spacious first floor apartment within close proximity of the mail line railway station, leisure centre and town centre. The accommodation comprises entrance hall, lounge/kitchen, master bedroom with en-suite, second bedroom and main bathroom. Further benefits include, gas central heating, double glazing, allocated off road parking. The property comes part furnished and available from end of May 2026.

- NOT AVAILABLE FOR PETS
- PART FURNISHED
- AVAILABLE END OF MAY 2026
- CLOSE PROXIMITY TO MAIN LINE RAILWAY STATION

£1,250 pcm



COMMUNAL ENTRANCE

Security doors lead into the communal hallway with stairs rising to all floors.

ENTRANCE HALL

Front door leads into the entrance hall, with window to the front elevation, door to airing cupboard housing hot water cylinder, doors off to lounge/kitchen, bedrooms and bathroom, wood laminate flooring and radiator.

LOUNGE/KITCHEN

19' 5" x 12' 3" (5.925m x 3.737m) Windows to rear and side elevation with venetian blinds, with Juliet balcony, with table and four chairs, sofa and chair, TV stand, radiator and wood laminate flooring.

Kitchen Area. Window to side elevation, range of wall mounted and floor units with work surfaces over, fridge/freezer, washing machine, microwave, electric oven and hob with extractor hood over, cupboard housing boiler, stainless steel sink and drainer, and wood laminate flooring.

BEDROOM ONE

13' 8" x 9' 10" (4.180m x 3.008m) With window to the rear elevation with blind, double bed frame, dressing table, bedside table, built in wardrobe, radiator and carpeted.

ENSUITE SHOWER ROOM

Suite in white comprising of corner shower cubicle, w.c and wash hand basin with storage, ladder style heated towel rail and laminate flooring.

BEDROOM TWO

12' 4" x 9' 10" (3.775m x 2.999m) With window to the front elevation with blind, double bed frame, wardrobe, chest of drawers, wood laminate flooring and radiator.

BATHROOM

5' 9" x 5' 9" (1.775m x 1.769m) Frosted glazed window to front elevation, suite in white comprising panelled bath with shower over, w.c, wash hand basin, ladder style heated towel rail and laminate flooring.

EXTERNALLY

To the front of the building is an allocated parking space.

COUNCIL TAX

Band 'B'

FEES

A holding deposit of 1 week's rent of £259.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,326 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

www.michaelantony.co.uk

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.