



Chapel Mews, Chippenham, Wiltshire, SN15 3AU

**michael
antony**

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AVAILABLE IMMEDIATELY! A well presented TWO DOUBLE BEDROOM APARTMENT set within a GRADE II LISTED BUILDING in the town centre with the benefit of having a garage and permit parking. The accommodation comprises, entrance hall, lounge, kitchen, downstairs cloakroom, two double bedrooms with en-suite to the master, family bathroom. Further benefits include gas central heating and communal garden. RESTRICTIONS: NOT AVAILABLE FOR PETS

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- AVAILABLE IMMEDIATELY
- TOWN CENTRE LOCATION
- GARAGE

£1,250 pcm



COMMUNAL ENTRANCE HALL

Glazed doors lead into the communal entrance hall with stone flooring. Door to apartment and door to communal courtyard.

ENTRANCE HALL

Door entry system, fuse board, radiator and solid wood flooring.

CLOAKROOM

4' 11" x 4' 3" (1.510m x 1.303m) Suite comprising of w.c, and wash hand basin with storage below, radiator and vinyl flooring.

KITCHEN

11' 6" x 8' 11" (3.520m x 2.734m) Window to the side overlooking communal garden, range of wall mounted and floor cupboards with work surfaces over, wall mounted Worcester boiler, electric oven, gas hob with extractor hood over, single drainer stainless steel sink with mixer tap, radiator and vinyl flooring.

LOUNGE

15' 0" x 10' 9" (4.592m x 3.286m) Window overlooking communal garden, 2 x radiators and laminate flooring, door to under-stairs storage cupboard with coat hooks, lighting and carpeted.

STAIRS/LANDING

Window to side elevation, radiator, carpeted, access to attic via pull down ladder.

BEDROOM TWO

10' 4" x 10' 4" (3.175m x 3.174m) Window to side elevation, radiator and carpeted.

BEDROOM ONE

9' 11" x 9' 9" (3.024m x 2.979m) Window to side elevation, radiator and carpeted. Step up to dressing area.

ENSUITE SHOWER ROOM

Suite comprising w.c, pedestal wash hand basin, shower cubicle with shower over, radiator and vinyl flooring.

BATHROOM

9' 4" x 6' 6" (2.848m x 1.984m) Window to side elevation, suite comprising of w.c, pedestal wash hand basin, panelled bath with hot and cold taps, radiator and vinyl flooring.

EXTERNALLY

There is a gate, private to number 4 Chapel Mews, that gives access to an area for hanging out washing. A garage is a short distance away from the property with parking and also permit parking.

COUNCIL TAX

Band C

FEES

A holding deposit of 1 week's rent of £287.00 is applicable

Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,442.00 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.

EPC NOT REQUIRED



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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.