



Langley Court, Langley Road, Chippenham, Wiltshire, SN15 1BP

**michael
antony**

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Situated close to the town centre of Chippenham is this one bedroom second floor apartment with allocated parking space. The accommodation comprises of Lounge, newly fitted Bathroom, Bedroom and Kitchen, Electric Storage Heaters. Further benefits include electric oven and hob with extractor over. Restrictions: Not suitable for pets.

- AVAILABLE END OF OCTOBER
- ONE BEDROOM SECOND FLOOR APARTMENT
- WITHIN CLOSE PROXIMITY TO THE TOWN CENTRE AND MAINLINE RAILWAY STATION
- GOOD LOCATION FOR COMMUTER LINKS
- ONE ALLOCATED PARKING SPACE

£895 pcm



COMMUNAL ENTRANCE HALL

From the car park at the rear at footpath leads to the communal door, which in turn leads to the stairs to all apartments.

LOUNGE

13' 0" x 9' 4" (3.978m x 2.855m) Apartment door leads into the lounge with window to rear elevation, door entry system, light fitting, Dimplex storage heater, carpet.

KITCHEN

12' 3" x 4' 10" (3.737m x 1.483m) Window to front elevation, light fitting, range of wall and floor units with pine effect work surfaces over, 2 x glass chopping boards, single stainless steel sink and drainer, electric oven with electric hob and extractor hood over, space for fridge, space for washing machine, laminate flooring.

SHOWER ROOM

7' 9" x 7' 2" (2.372m x 2.189m) Light fitting, extractor fan, Dimplex heater, tiled splashbacks, white suite comprising wash hand basin with hot and cold taps, low level w.c, shower cubicle with Mira Sport shower over, tiled flooring.

BEDROOM

15' 5" x 7' 9" (4.718m x 2.380m) With dual aspect window to the front elevation, electric heater and carpet.

EXTERNAL

There is one allocated parking space to the rear.

FEES

A holding deposit of 1 week's rent, £205.00 is applicable

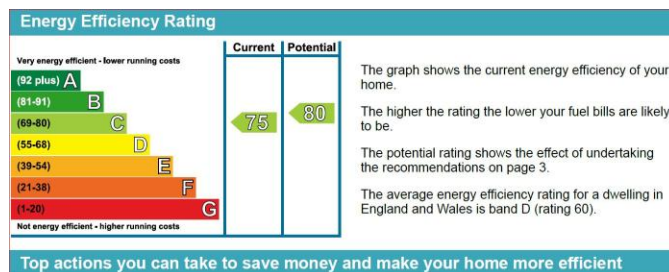
Rent is paid per calendar month in advance

A deposit of 5 week's rent, £1,032.00, 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.

COUNCIL TAX

Band 'B'



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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.