



THE BRITTOX, WILTSHIRE, SN10  
£950 PER MONTH UNFURNISHED NO PETS

## LIGHT AND SPACIOUS THREE BED MAISONETTE

Entrance Hall, Large Sitting Room, Kitchen/Dining Room, Access to roof terrace, Family bath/shower room, three bedrooms

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## DESCRIPTION:

This first and second floor maisonette has a private front door and a roof terrace outside the kitchen with access to the back of the building via the fire escape. Please note that there is a right of access for staff from Clarks across this area for access to their store.

This is a rare opportunity to secure such a large apartment right in the middle of this vibrant and pretty town, particularly one that has its own front and back doors and outdoor space. This is a listed, period property with all the advantages of the 21st Century having been completely refurbished to a high standard.

Available immediately, sorry no pets

### SERVICES

Mains water, drainage, electricity

Wiltshire Council Tax band A

Grade II listed

Individually controlled, modern electric heaters

## AT A GLANCE

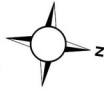
- Entrance Hall
- Large Sitting Room
- Kitchen/Dining Room
- Family bath/shower room
- Three double bedrooms
- Roof terrace
- Ground Floor entrance





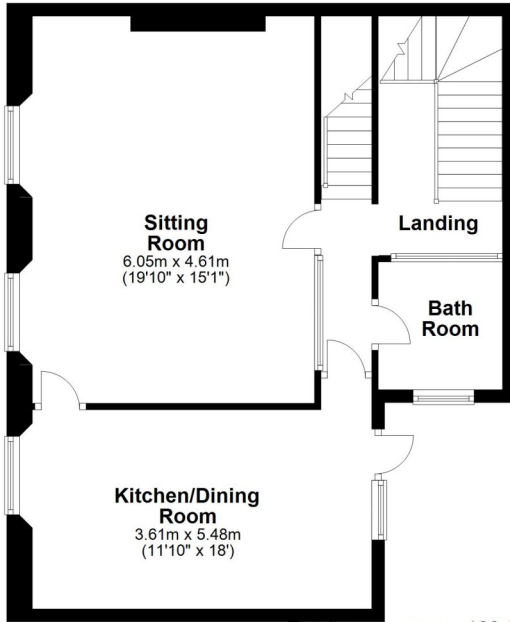
### Ground Floor

Approx. 6.1 sq. metres (65.3 sq. feet)



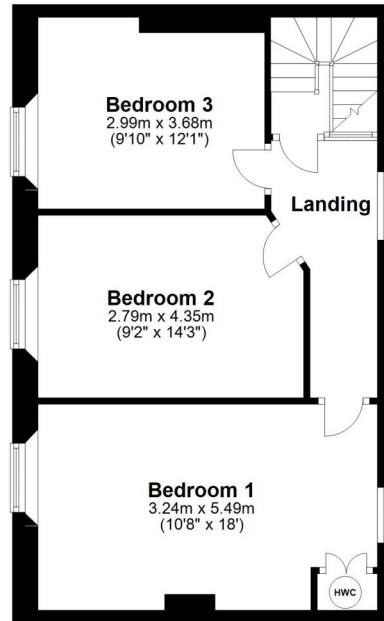
### First Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



### Second Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



Total area: approx. 120.0 sq. metres (1291.2 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-58)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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