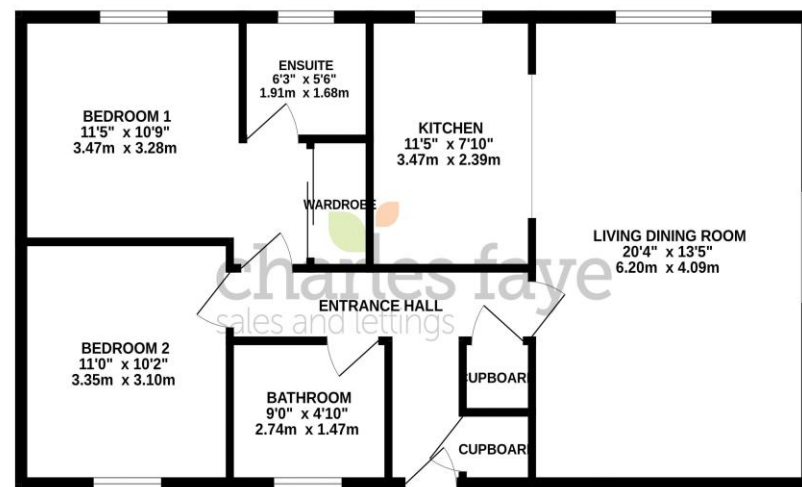


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and continue straight across at the roundabout in to North Street. Proceed along and then bear right at the next roundabout in to Zander Road. Follow the road along passing a green on the right and then immediately after the second green on the left you will find the apartment block on the left hand side.



GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.4 sq.m.) approx.
Made with SketchUp 2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

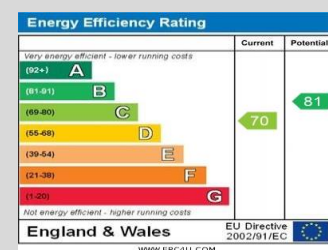
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band B

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



18 Kingfisher Court
Calne, SN11 9RT

£157,000

'People & property are always at the heart of whatever we do'


charles faye
sales and lettings

18 Kingfisher Court, Calne

CHAIN FREE! This modern purpose built apartment offers contemporary living with an open-plan layout, providing a spacious and versatile living environment. The well-appointed kitchen, boasting ample size, is ideal for culinary enthusiasts. Featuring two double bedrooms, the apartment ensures comfortable accommodation, with the master bedroom benefiting from a recently refurbished en-suite and fitted wardrobes for added convenience. The re-fitted bathroom complements the overall modern aesthetic of the property. Allocated parking adds practicality and convenience for residents. Furthermore, the property is chain-free, offering a straightforward transaction process for potential buyers. Overall, this apartment presents an attractive option for individuals or families seeking a modern and hassle-free living space with ample amenities and contemporary comforts.

- **Top Floor Apartment**
- **Light & Spacious**
- **Two Double Bedrooms**
- **Modern Refitted Bathroom**
- **Open Plan Living**
- **Beautifully Presented**
- **Modern Refitted En-suite**
- **Allocated Parking**

PROPERTY FRONT

Secure entry phone system leading to top floor apartment.

ENTRANCE HALLWAY

Secure entry phone system, loft access with drop down ladder, two large storage cupboards, wall mounted electric heater with decorative radiator cover, doors to living dining room, bedrooms and bathroom, laminate flooring.

LIVING / DINING ROOM 20' 4" x 13' 6" (6.19m x 4.11m)

Upvc double glazed dual aspect windows to front and side, recessed spot lights, television point, telephone point, two wall mounted electric heaters with decorative radiator covers, laminate flooring, open plan through to kitchen.



KITCHEN 11' 5" x 7' 10" (3.48m x 2.39m)

Upvc double glazed window to side, fitted with matching wall and base cabinets with work surface over, stainless steel 1.5 bowl sink unit, tiled splash backs, fitted stainless steel oven, 4 ring electric hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, space for further appliance, tiled flooring.

BEDROOM ONE 14' 9" x 9' 1" (4.49m x 2.77m) max

Upvc double glazed window to side, a range of fitted wardrobes, electric wall mounted heater, television point, door to en-suite.

EN-SUITE 6' 3" x 5' 6" (1.90m x 1.68m)

Upvc double glazed obscure window to side, modern refitted white suite comprising close coupled w.c., pedestal wash hand basin, fully tiled corner shower cubicle with double headed shower, tiled surrounds, wall mounted chrome heated towel rail, tiled flooring.



BEDROOM TWO 11' 0" x 10' 2" (3.35m x 3.10m)

Upvc double glazed window to side, electric wall mounted heater.

BATHROOM 9' 0" x 4' 11" (2.74m x 1.50m)

Upvc double glazed obscure window to side, modern refitted white suite including close coupled w.c., pedestal wash hand basin, panelled bath with double headed shower over, shower screen, tiled surrounds, extractor fan, heated towel rail, tiled flooring.



EXTERNALLY

ALLOCATED PARKING

There is an allocated parking to the rear of the property within a court yard.

LEASE AND MANAGEMENT CHARGES

We have been advised that there are 105 years remaining on the lease. Service charge £1052 per year. The ground rent is £100 per year.

