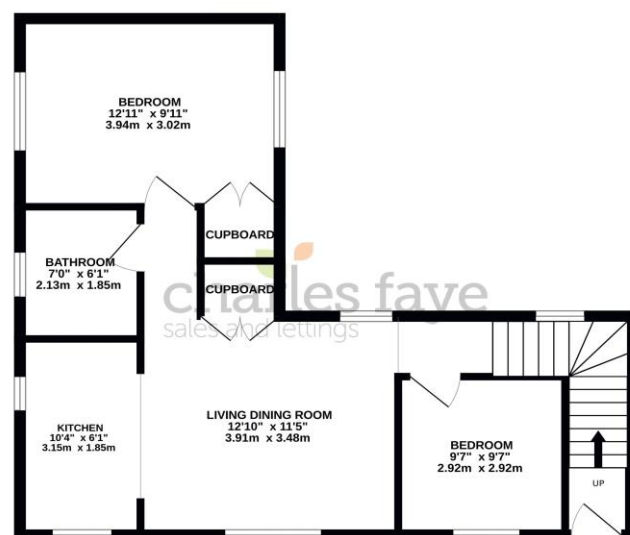


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout go straight across into North Street. Take the first turning right into Bryans Close Road which eventually leads into Hungerford Road. Take the first turning left into Swaddon Street and at the mini roundabout turn right into Charlotte Court. Take the next left into King Edward Close and then left again into Globe Court. Follow the road round to the right where the property can be found along on the left hand side.



GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.  
Based upon measured values.

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 A

## PROPERTY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc-uk.com			

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



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

**charles faye**  
sales and lettings

## 57 Savoy Court, Calne

This light, spacious TWO BEDROOM MAISONETTE is situated close to the town centre and local amenities on a popular residential development. The FIRST FLOOR property offers its own private entrance with stairs leading up to the fantastic 12'10" x 11'5" living dining room with the fitted kitchen off. The double bedroom has a fitted double wardrobe, there is a second double bedroom and a modern bathroom. The property also benefits from ALLOCATED PARKING to the front, gas central heating and upvc double glazing. This property would make an ideal INVESTMENT OPPORTUNITY or a great purchase for a FIRST TIME BUYER.

- Two Bedroom Maisonette
- Close To Local Amenities
- Master Bedroom With Fitted Wardrobe
- Allocated Parking
- Popular Residential Area
- Open Plan Living Dining With Kitchen Off
- Modern Bathroom

### PROPERTY FRONT

Pathway leading to entrance door with canopy porch over.

### ENTRANCE HALLWAY

Ceiling coving, radiator, stairs rising to apartment.

### INNER HALLWAY

Upvc double glazed window to rear, ceiling coving, door to bedroom two, radiator.

### BEDROOM TWO 9' 7" x 9' 7" (2.92m x 2.92m)

Upvc double glazed window to front, ceiling coving, radiator.

### LIVING DINING ROOM 12' 10" x 11' 5" (3.91m x 3.48m)

Upvc double glazed window to front and rear, ceiling coving, large storage cupboard, opening through to kitchen, radiator, inner hallway leading off to bedroom one and bathroom.



### KITCHEN 10' 4" x 6' 1" (3.15m x 1.85m)

Upvc double glazed window to front and side, modern fitted wall and base units, work surface over, stainless steel sink unit, tiled splash backs, built in electric oven and four ring gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, recessed spot lights, ceiling coving, wall mounted boiler, vinyl flooring.

### BEDROOM ONE 12' 11" x 9' 11" (3.93m x 3.02m)

Dual aspect double glazed windows, ceiling coving, built in double wardrobe, radiator.

### BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)

Upvc double glazed obscure window to side, modern fitted suite including close coupled w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, tiled surrounds, recessed spot lights, radiator, vinyl flooring.



### EXTERNALLY

#### ALLOCATED PARKING

There is allocated parking for one vehicle to the front of the property.

#### COMMUNAL GARDEN UPKEEP CHARGES

There is a charge of approximately £25.00 a year to Newcroft Gardens Management Company for the upkeep of the communal garden areas.

