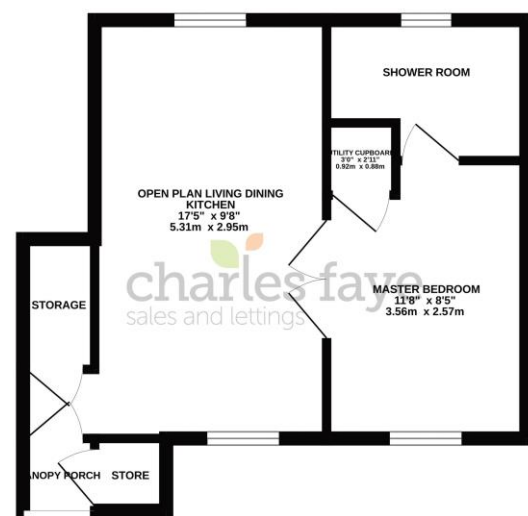


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout turn right on to Oxford Road. Continue over the next roundabout and then take the second turning on the right in to Abberd Way. Follow the road right up to the top and turn right into Westerham Walk where the property can be found immediately on the right hand side indicated by the 'For Sale' board



GROUND FLOOR



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.

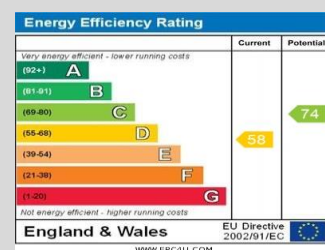
## FINANCIAL ADVICE

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



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



12 Highgrove Close  
Calne, SN11 8NE

£129,500

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

charles faye  
sales and lettings



## 12 Highgrove Close, Calne

NO CHAIN! This wonderful apartment is well presented and has recently been updated throughout to include a modern refitted kitchen, a modern refitted shower room, open plan living/dining area which is bright and airy, a double bedroom with the en-suite shower room off and cupboard housing the washing machine. There is also a large under stairs storage cupboard and allocated parking to the side of the property. The property would make an ideal Buy to Let.

- Purpose Built Apartment
- Ground Floor
- Re-fitted Kitchen
- Allocated Parking
- Close To Amenities
- Beautiful Condition
- Re-fitted Shower Room
- Ideal Buy To Let

### PROPERTY FRONT

Pathway to covered porch area with lockable outside store cupboard, entrance door.

### OPEN PLAN LIVING/DINING AREA 17' 5" x 9' 8" (5.31m x 2.95m)

Upvc double glazed window to front, television and telephone point, storage cupboard, double doors to bedroom, wood flooring.

### RE-FITTED KITCHEN

Upvc double glazed window to rear, re-fitted with matching wall and base units with work surface over and peninsular breakfast bar area, stainless steel sink unit, tiled splash backs, fitted electric oven, 4 ring hob with stainless steel extractor chimney over, space for fridge/freezer.



### BEDROOM 11' 8" x 8' 5" (3.56m x 2.57m)

Upvc double glazed window to front, built in cupboard with washing machine and storage area, wall mounted heater, door to shower room.

### RE-FITTED SHOWER ROOM

Upvc double glazed obscure window to rear, re-fitted suite including close coupled w.c., pedestal wash hand basin with tiled splash backs, fully tiled shower cubicle, wall mounted heater, ceramic tiled flooring.

### EXTERNALLY

#### ALLOCATED PARKING

The property has allocated parking to the side for two vehicles.

#### MANAGEMENT CHARGES

The ground rent is £49 per 6 months, £98 annually. There is 957 years remaining on the lease.

