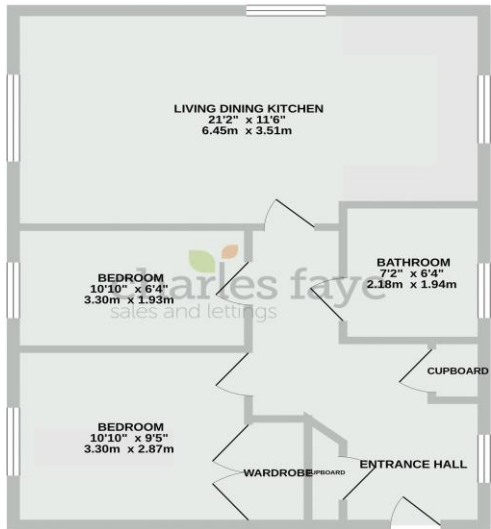


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout bear right on to Oxford Road. Follow this road along until you reach the next roundabout. Turn right on to Sand Pit Road and take the second right into the new development Hercules Drive. Turn right again at T junction following Hercules Road round and property can be found on the right hand side.



SECOND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 576 sq.ft. (53.5 sq.m.) approx.  
Made with Metaphor 02025

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.

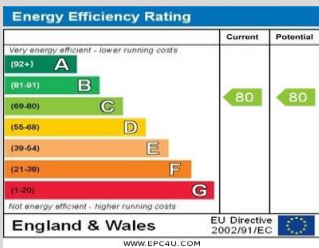
FINANCIAL ADVICE

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

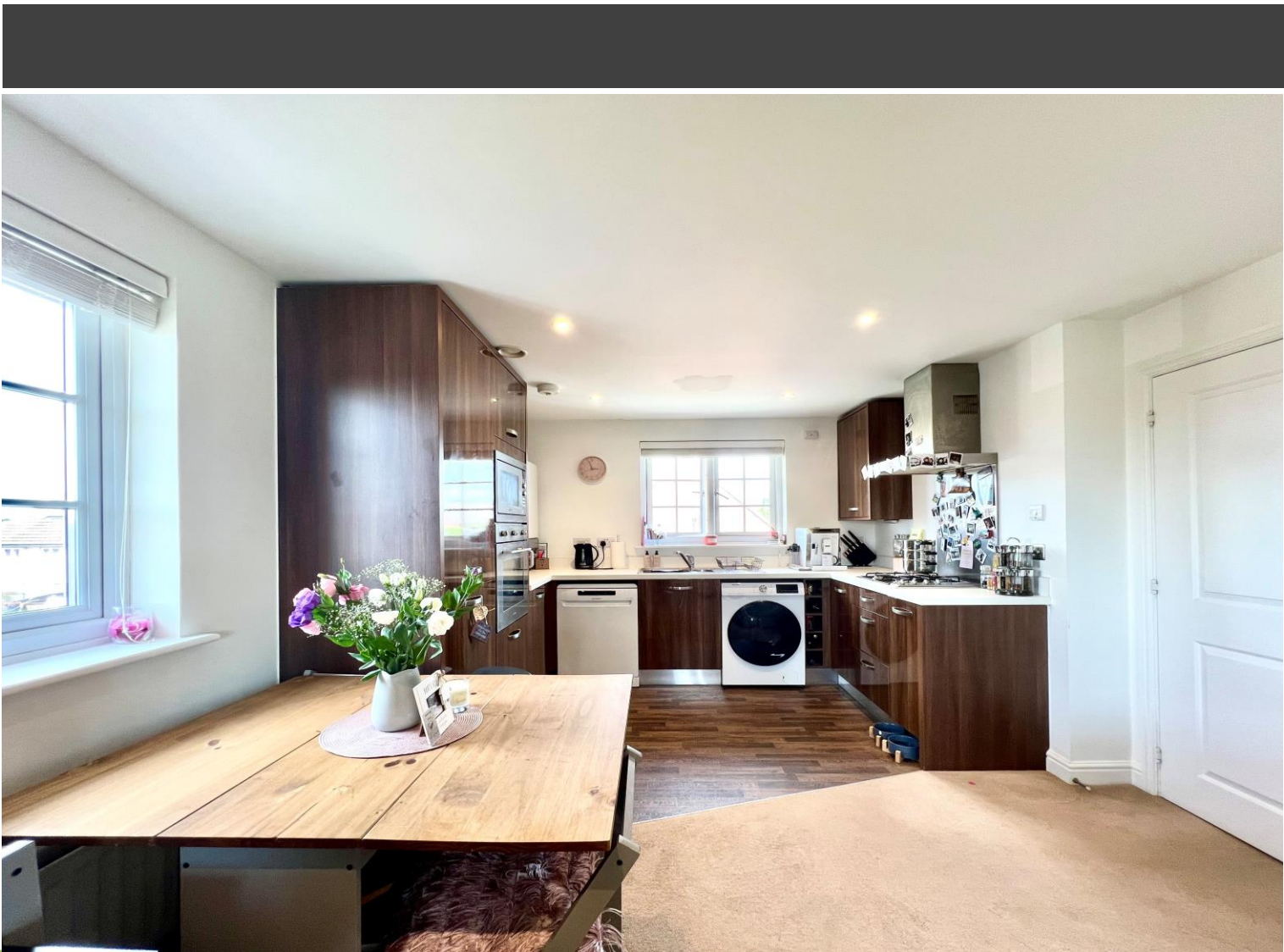
COUNCIL TAX BAND

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



24 Hercules Road  
Calne, SN11 8FR

Offers in Excess of £180,000

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





24 Hercules Road, Calne

A stunning two bedroom second floor apartment located on the Steeple Chase development and benefiting from allocated parking and far reaching views. The property offers spacious accommodation with an open plan kitchen dining living room with the modern fitted kitchen to include an integrated fridge/freezer, microwave with space and plumbing for a dishwasher & washing machine. There are two double bedrooms which are both complemented by the modern bathroom. There is the benefit of two generous storage cupboards in the hallway, upvc double glazing, gas central heating and a secure entry phone system.

- Modern Apartment
  - Modern Fitted Kitchen
  - Modern Bathroom
  - Gas Central Heating
- Open Plan Living Accommodation
  - Two Bedrooms
  - Far Reaching Views
  - Allocated Parking

FRONT

Secure entrance door leading to communal hallway with stairs rising to second floor.

ENTRANCE HALL

Upvc window to rear, secure entry phone system, doors leading to bedrooms, bathroom and open plan living dining kitchen, two storage cupboards, radiator.

**LIVING DINING KITCHEN** 21' 2" x 11' 6" (6.45m x 3.50m)  
Upvc double glazed windows to front, side and rear all with far reaching views, modern fitted kitchen to include wall and base cabinets with work surface over, stainless steel sink unit, integrated eye level oven with microwave above, four ring gas hob with extractor over, integrated fridge freezer, space and plumbing for washing machine and dishwasher, wall mounted gas boiler, vinyl flooring. two radiators to the living dining area.



**BEDROOM ONE** 10' 10" x 9' 5" (3.30m x 2.87m)  
Upvc double glazed window to front with far reaching views, triple built in wardrobe, radiator.

**BEDROOM TWO** 10' 10" x 6' 4" (3.30m x 1.93m)  
Upvc double glazed window to front with far reaching views, radiator.

**BATHROOM** 7' 2" x 6' 4" (2.18m x 1.93m)  
Upvc double glazed obscure window to rear, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, tiled surrounds, chrome heated towel radiator, vinyl flooring.

**ALLOCATED PARKING**  
There is allocated parking at the rear for one vehicle.



**MANAGEMENT CHARGES**  
The management company is Anthem Management and is charged at £1200 every 6 months. Ground rent is £330 per year. There are currently 109 years remaining on the lease.

