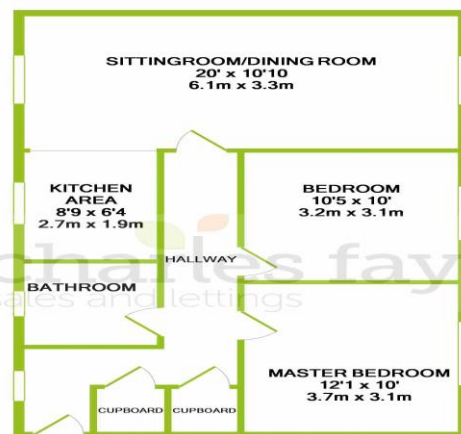


DIRECTIONS TO THE PROPERTY

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 two greens on the left. Immediately after the second green on the left, turn left and then right in to Nuthatch Road. Turn right again in to Grouse Road and the apartment block can be found in the middle.



TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Charles Faye is the trading name of Lifestyle Options Limited.
Company registration number 07448943.

USING CHARLES FAYE

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

The office is locally owned and managed by Louise Burrows and her friendly, professional staff. Our aim is to provide the historic market town with an efficient service that is founded on traditional values of professionalism and integrity.

Quality of service is our hallmark and we know the importance of providing this in an effective, responsive and highly professional manner. So whatever your property needs are, talk to us to obtain the best possible advice on all property matters.

People and property are always at the heart of what we do. Whatever your circumstances, you can be assured that we will work hard to meet your needs.

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charles faye
sales and lettings

51 Grouse Road
Calne SN11 9SF

£165,000

Date printed: 26 January 2019



PROPERTY DESCRIPTION

This modern **GROUND FLOOR APARTMENT** is situated on the Lansdowne Park development and benefits from an open aspect to the front overlooking a green area. The well presented property offers light and contemporary living space with an **OPEN PLAN FITTED KITCHEN** and **LARGE DUAL ASPECT LIVING DINING ROOM**. There are **TWO DOUBLE BEDROOMS**, a modern bathroom and generous storage cupboards in the hallway. The apartment has upvc double glazing, modern electric heating, secure entry phone system and an allocated parking space at the rear. **THIS IS AN IDEAL PROPERTY TO TEMPT ANY FIRST TIME BUYER or INVESTOR.**

SUMMARY

- **Ground Floor Apartment**
- **Light And Spacious**
- **Two Double Bedrooms**
- **Allocated Parking**
- **Views Over Green**
- **Open Plan Kitchen Dining Living**
- **Storage Cupboards**
- **Ideal First Buy or Investment**
- **Purchase**

Sales

Lettings

Management

ACCOMMODATION

PROPERTY FRONT

Secure entry phone system leading to apartment.

ENTRANCE HALLWAY

Upvc double glazed window to front, large storage cupboard, airing cupboard housing hot water tank, telephone entry system, night storage heater, doors to living accommodation, bedrooms and bathroom, laminate flooring.

LIVING DINING ROOM 20' 0" x 10' 10" (6.09m x 3.30m)

Upvc double glazed dual aspect windows to front and rear, television and telephone point, two night storage heaters, open plan to kitchen.

KITCHEN AREA 8' 9" x 6' 4" (2.66m x 1.93m)

Upvc double glazed window to front, fitted wall and base units with work surfaces over, stainless steel 1.5 bowl sink unit, tiled splash backs, fitted electric oven, 4 ring electric hob with extractor canopy over, space and plumbing for washing machine, space for fridge / freezer, tiled flooring.

BEDROOM ONE 12' 1" x 10' 0" (3.68m x 3.05m)

Upvc double glazed window to rear, television and telephone point, wall mounted heater.

BEDROOM TWO 10' 5" x 10' 0" (3.17m x 3.05m)

Upvc double glazed window to rear, wall mounted heater.

BATHROOM 6' 10" x 6' 2" (2.08m x 1.88m)

Upvc double glazed obscure window to front, fitted suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, tiled surrounds, shaver point, wall mounted towel heater, tiled flooring.



EXTERNALLY

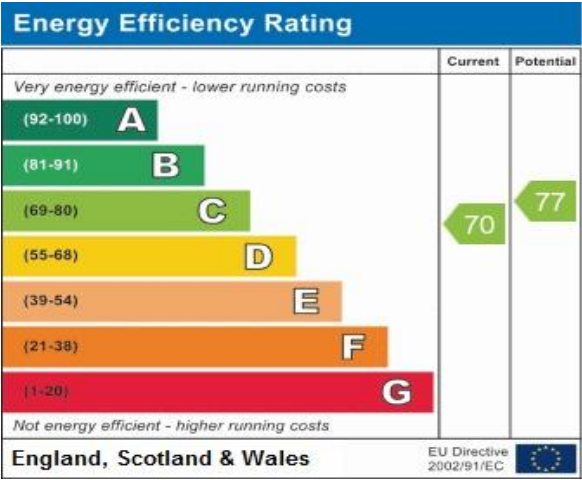
ALLOCATED PARKING

There is an allocated parking space to the rear of the property.

MANAGEMENT CHARGES

The apartment building is managed by Remus Property Management and the charges are approximately £1,184.79 per annum. The ground rent payable is £125.00 per year and there are 114 years remaining on the lease.

ENERGY EFFICIENCY RATING



USEFUL INFORMATION

More photographs and other information may be available for this property to view on our website. To access these details please visit our website www.charlesfaye.co.uk. Alternatively use the QR code on your smart phone.

COUNCIL TAX BAND

The council tax band for this property is band B

ADDITIONAL INFORMATION

Please note that all measurements are approximate and that we have not tested any of the fixtures and fittings within the property,

FINANCIAL ADVICE

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

VIEWING THE PROPERTY

All viewings must be made through Charles Faye only. Our normal office hours are Monday to Friday 0900 – 1730 and Saturdays 0900 – 1600. Sundays and evenings by prior appointment.

