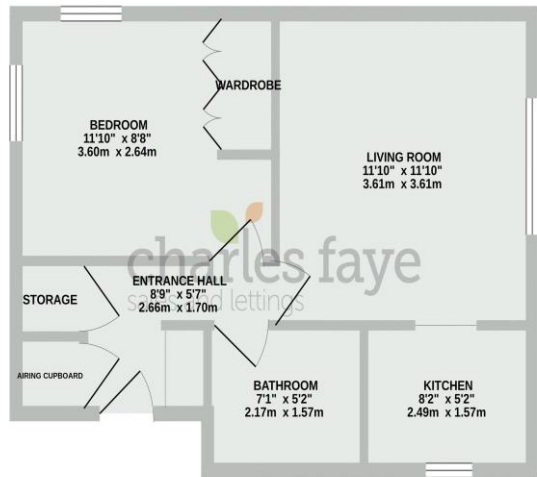


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Follow the road along going through the set of traffic lights and go straight across at the next roundabout. At the double mini roundabout turn left on to The Green follow the road round to the right and down the hill to where the property can be found a little way along on the left hand side.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 392 sq.ft. (36.4 sq.m.) approx.
Map not to scale (1:1000)

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.

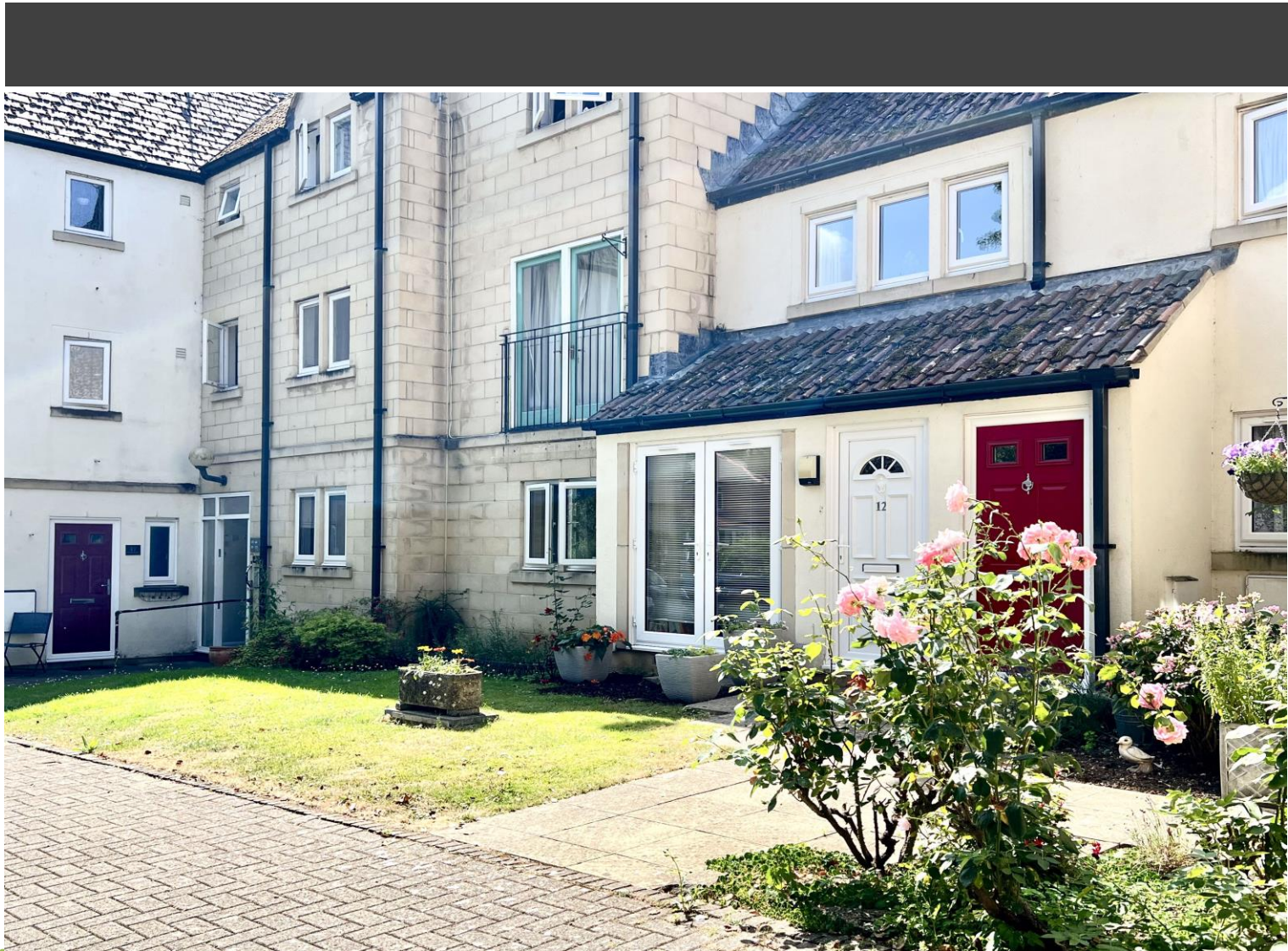
COUNCIL TAX BAND

The council tax band for this property is band B

PROPERTY RATING



Charles Faye Estate Agents
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Calne
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01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



16 Horsebrook
Calne, SN11 8HG

£142,000

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


charles faye
sales and lettings

16 Horsebrook, Calne

This exceptional and beautifully presented ground floor apartment is situated within a lovely riverside setting and is situated just off The Green in Calne a historic area characterized by its grassy expanse and surrounding historic buildings within a designated conservation area. The delightful home has been refurbished throughout and has a lovely open plan living area with a modern re-fitted kitchen, a light bright double bedroom with fitted wardrobes, a modern re-fitted bathroom suite and the installation of upvc windows. Externally there are communal gardens bordering the river, the property also benefits from allocated parking and is in a very popular and convenient location.

- Modern Purpose Built Development
 - Refitted Kitchen
 - Refitted Bathroom
 - Riverside Setting
- Ground Floor Apartment
 - Double Bedroom
 - Ample Storage
 - Allocated Parking

COMMUNAL ENTRANCE

Communal entrance door leading to ground floor apartment with entrance door to apartment.

ENTRANCE HALLWAY 5' 7" x 8' 9" (1.70m x 2.66m)

Airing cupboard housing hot water cylinder, large storage cupboard, doors to bedroom, bathroom and living room, wall mounted electric heater.

LIVING ROOM 11' 10" x 11' 10" (3.60m x 3.60m)

Upvc double glazed window to front, ceiling coving, feature electric fire, wall mounted heater, television point, opening through to kitchen.

KITCHEN 8' 2" x 5' 2" (2.49m x 1.57m)

Upvc double glazed window to side, modern fitted kitchen to include wall and base cabinets with work surface over and matching upstands, circular stainless steel sink, double oven, electric hob, extractor hood over, space for fridge freezer, space and plumbing for washing machine, tiled flooring.



BEDROOM 11' 10" x 8' 8" (3.60m x 2.64m)

Upvc double glazed windows to front and side, built in double wardrobe, wall mounted electric heater, television point.

BATHROOM 7' 1" x 5' 2" (2.16m x 1.57m)

Modern refitted suite to include panelled bath with shower over, vanity sink unit, hidden cistern w.c., tiled surrounds, chrome ladder style radiator, tiled flooring.

EXTERNALLY

ALLOCATED PARKING

There is allocated parking for one vehicle.

COMMUNAL GARDENS

The property has been developed within communal garden areas and enjoys a lovely riverside setting.



MANAGEMENT FEES

The management fees are £74.58 per month this includes the ground rent. There was a 999 year lease put in place in 1990

