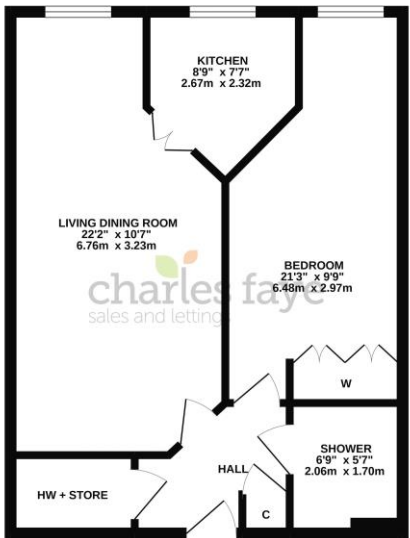


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and bear right at the roundabout into Oxford Road. Continue along and take the fifth turning on the right into Penn Court.



GROUND FLOOR



Made with MapInfo 10.0.2

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.

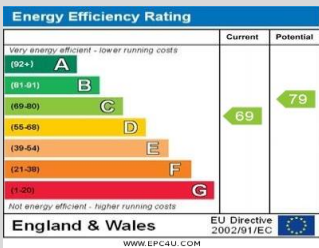
FINANCIAL ADVICE

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



6 Penn Court
Calne, SN11 8BJ

£135,000

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

charles faye
sales and lettings

6 Penn Court, Calne

CHAIN FREE! This superb, well presented retirement apartment is situated on the ground floor of this purpose built development and is within a short walk of the town centre with a bus stop a few meters away serving the neighboring towns. With plenty of on site facilities, boasting a residents lounge, secure entry phone system, guest suite, car park, resident house manager, emergency call system and laundry room. This ground floor apartment has been well maintained and offers light and airy accommodation to include an entrance hallway with built in storage cupboards, a lovely 22` x 10'7 living dining room with fireplace and a fully fitted kitchen with appliances and space and plumbing for a washing machine. The bedroom has fitted wardrobes with mirrored doors and it is complemented with a shower room. Externally there are beautifully kept communal gardens and secure parking.

- | | |
|--|---|
| <ul style="list-style-type: none">▪ Ground Floor One Bedroom Apartment▪ Fully Fitted Kitchen with Appliances▪ Fitted Wardrobes In Bedroom▪ Communal Gardens | <ul style="list-style-type: none">▪ Purpose Built Development▪ Light & Spacious Living / Dining Room▪ Communal Living Room▪ Resident House Manager |
|--|---|

PROPERTY FRONT

The apartment is accessed via a secure entry phone system.

ENTRANCE HALL

Entrance door with spy hole, storage cupboard, large cupboard housing hot water cistern, door entry system, door to living room, bedroom and shower room.

LIVING DINING ROOM 22' 0" x 10' 7" (6.70m x 3.22m)

Upvc double glazed window to front, wall mounted electric radiator, television point, sky point, telephone point, glazed double doors to kitchen.

KITCHEN 8' 9" x 7' 7" (2.66m x 2.31m)

Upvc double glazed window to front, modern fitted kitchen to include wall and base units with work surfaces over, stainless steel sink unit, tiled splash backs, eye level electric oven, 4 ring electric hob with extractor hood over, integrated fridge, integrated freezer, washing machine, fan heater, vinyl flooring.



BEDROOM 21' 3" x 9' 11" (6.47m x 3.02m)

Upvc double glazed window to front, wall mounted electric radiator, fitted double wardrobe with mirrored doors, television and telephone point.

SHOWER ROOM 6' 9" x 5' 7" (2.06m x 1.70m)

Coved ceiling, fitted suite to include close coupled w.c., vanity wash hand basin, mirror with shaver point and light, double shower cubicle, fully tiled, wall mounter heater, heated electric towel rail, vinyl flooring.

EXTERNALLY

PARKING

There is a gated private car park for the residents to the front of the building.



COMMUNAL GARDENS

There are delightful, well tended gardens to the rear with a large lawn area and shrub borders. A gazebo is positioned with a seating area under to enjoy the outdoors on a nice, balmy day.

ON SITE FACILITIES

Security entry system, residents lounge, resident house manager, guest suite, laundry room, on site car park, communal gardens, fire detection system, lift to all floors.

SERVICE CHARGE

GROUND RENT £197.50 SERVICE CHARGE £3228.80. Ground rent has been paid up to 01/03/26 Lease 125 years from 2006

