



Horsebrook, Calne

Guide price £129,000



**NO ONWARD CHAIN!** A well presented first floor apartment situated in a quiet location and within walking distance of the town centre and its amenities. The accommodation comprises of an entrance hall, kitchen, sitting/dining room, bedroom and bathroom. The property also benefits from an allocated parking space.

### **Situation Calne**

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in

the nearby town of Chippenham there is an excellent mainline service to London for commuters

### **The Accommodation**

With approximate measurements is arranged as follows:

#### **Entrance Hall**

Wooden door leading into entrance hall, night storage heater, doors to bedroom, bathroom, and kitchen/living area, storage and airing cupboard.

#### **Kitchen 2.5 x 1.5 (8'2" x 4'11")**

Re-fitted kitchen comprising from a range of wall and base units, rolled edge worktops, one bowl single drainer sink unit, part tiled, electric oven & hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, Upvc double glazed window to front and archway leading into sitting/dining room.

#### **Sitting/Dining Room 3.9 x 3.6 (12'9" x 11'9")**

Upvc Double glazed window to rear, Upvc french double glazed doors to side, two radiators and door leading to entrance hall.

#### **Bedroom 3.4 excluding wardrobe recess x 2.8 (11'1" excluding wardrobe recess x 9'2")**

Upvc double glazed window to the rear, radiator and built in wardrobes.

#### **Bathroom 2.1 x 1.6 (6'10" x 5'2")**

Upvc double glazed window to front, part tiled, bath with taps and shower over, wash hand basin, w.c, towel rail, electric wall heater, mirrored cabinet and vinyl flooring.

### **Externally**

#### **Parking**

Allocated parking space and ample visitor parking spaces.

### **Agents Notes**

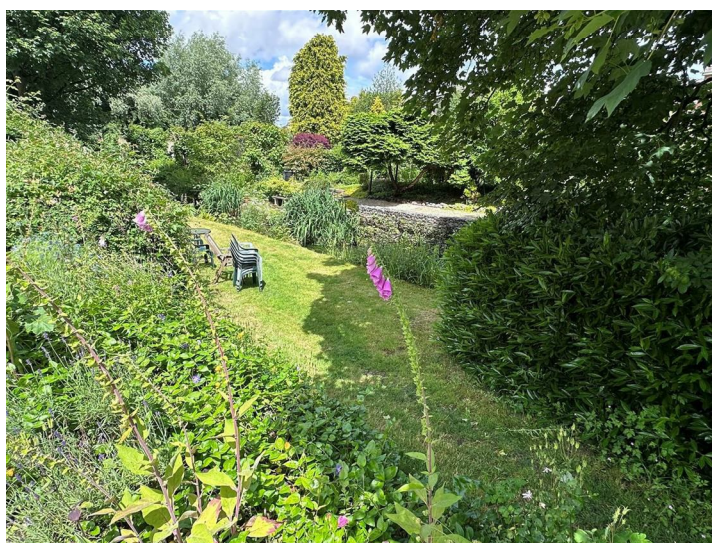
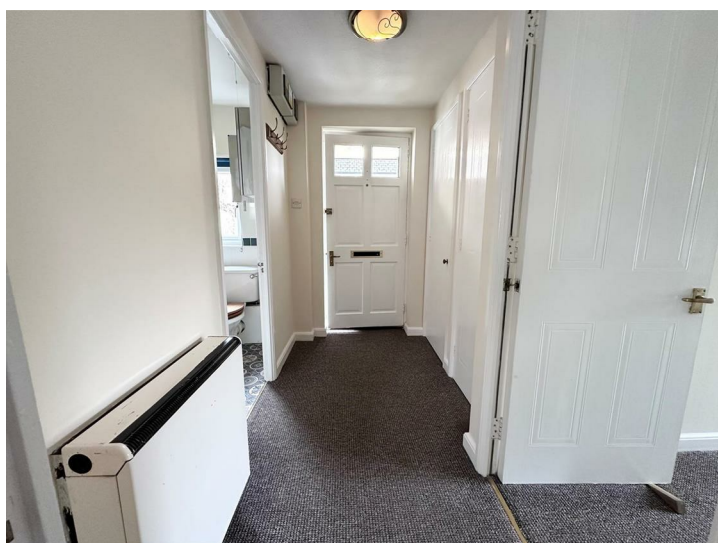
Council Tax Band: B

Ground Rent £20.00 per annum

Service Charge £85.00 per month

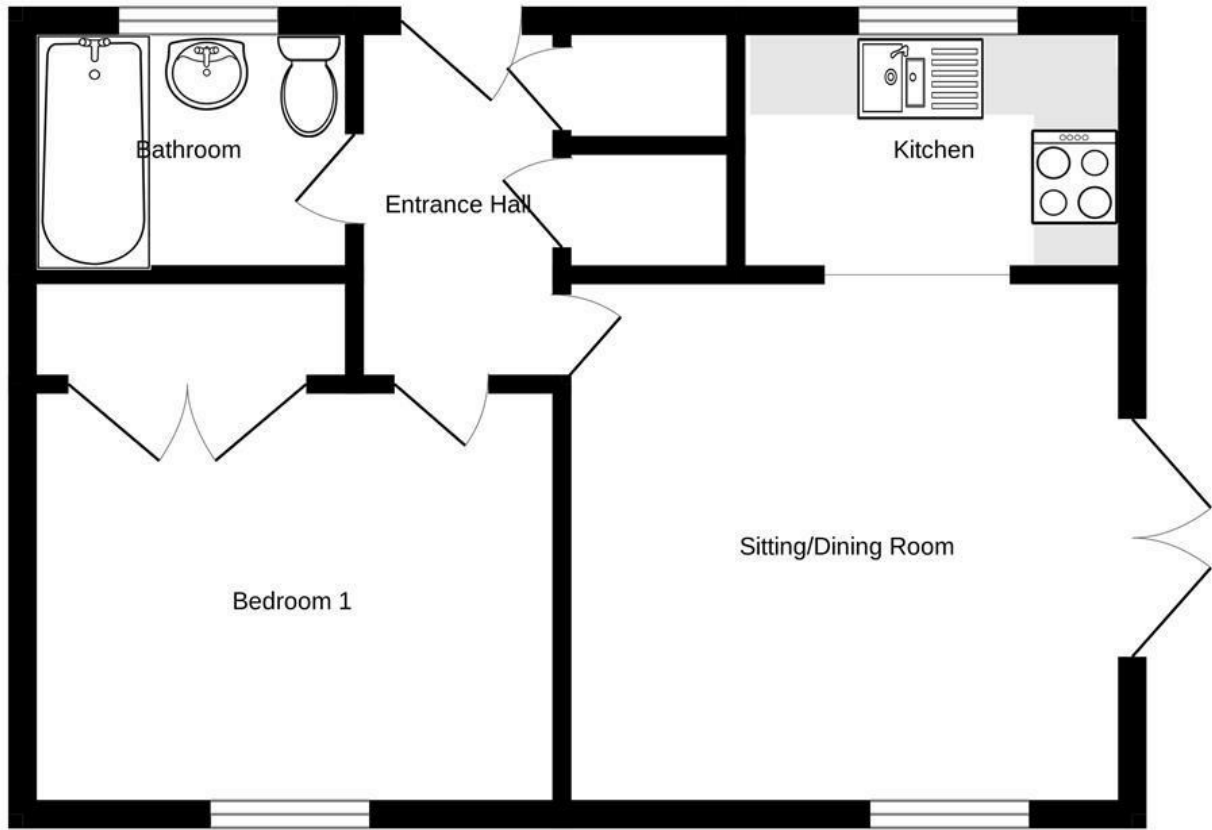






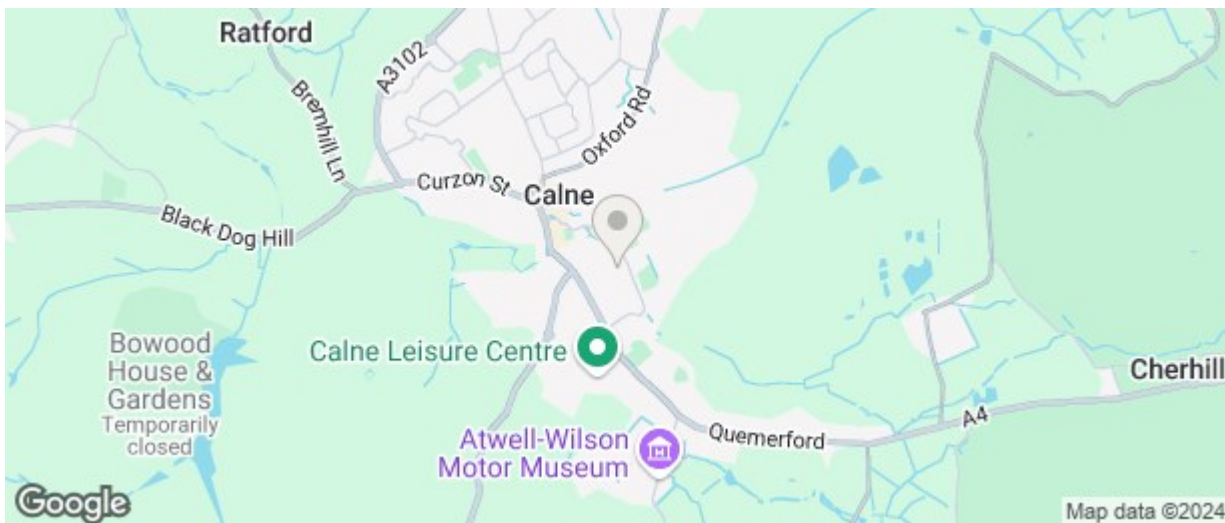


GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 377 sq.ft. (35.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing