

Ivy Walk, Calne

Guide price £240,000

Nestled within Calne's sought after Heritage Quarter on Church Street, this charming ground floor apartment presents a rare opportunity for convenient and stylish town centre living. Offering two generously sized double bedrooms, one featuring its own private ensuite shower room. This home is ideal for professionals, downsizers, or investors looking for a high demand location.

The spacious open plan layout seamlessly combines the kitchen, dining, and living areas, creating a sociable and light filled environment. Multiple windows fill the space with natural light, making it perfect for entertaining or relaxing in comfort. Outside, the property includes a private courtyard garden, a quiet space that can be enjoyed throughout the day.

Set in a prime central location, this property offers immediate access to local amenities, shops, cafes, and transport links, all within walking distance. With no onward chain, it's ready for immediate occupancy, an ideal option for buyers looking for a quick, hassle-free move.

Location

Calne, known as the "Town of Discovery," is located in the heart of the scenic Wiltshire countryside. Rich in history, the town is home to architectural gems like the 12th century St. Mary's Church and offers a perfect blend of heritage and modern amenities. Residents enjoy a weekly market, a variety of leisure facilities, and a range of retail and dining options.

Families and professionals alike benefit from excellent local schools and convenient access to both public and private education. The nearby village of Cherhill is home to the iconic White Horse and Iron Age fort, while the stunning heritage sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey,

and the Georgian city of Bath are all within easy reach. Bowood House, with its luxury hotel, spa, golf resort, and landscaped gardens, is also just a short drive away.

Accommodation

This light and airy apartment features a welcoming open plan kitchen/living/dining room, with large windows that overlook the private courtyard and flood the space with sunlight. The modern kitchen is well equipped with a range of wall and base units, integrated single oven, induction hob, extractor, and sink, along with space for a fridge freezer and washing machine. Both bedrooms are spacious doubles, with the principal bedroom benefiting from a stylish ensuite shower room. A separate bathroom,

complete with shower over the bath, provides additional convenience and comfort.

Lease Information

The property will be sold with a brand new 125-year lease from the date of sale completion, offering peace of mind and long-term security.





Bedroom 2
12'10" x 11'9"

Bedroom 1
13'0" x 12'2"

En-suite
8'11" x 3'0"

Approximate total area⁽¹⁾
617 ft²

Open Plan Kitchen/Dining/Living Area
11'4" x 19'3"

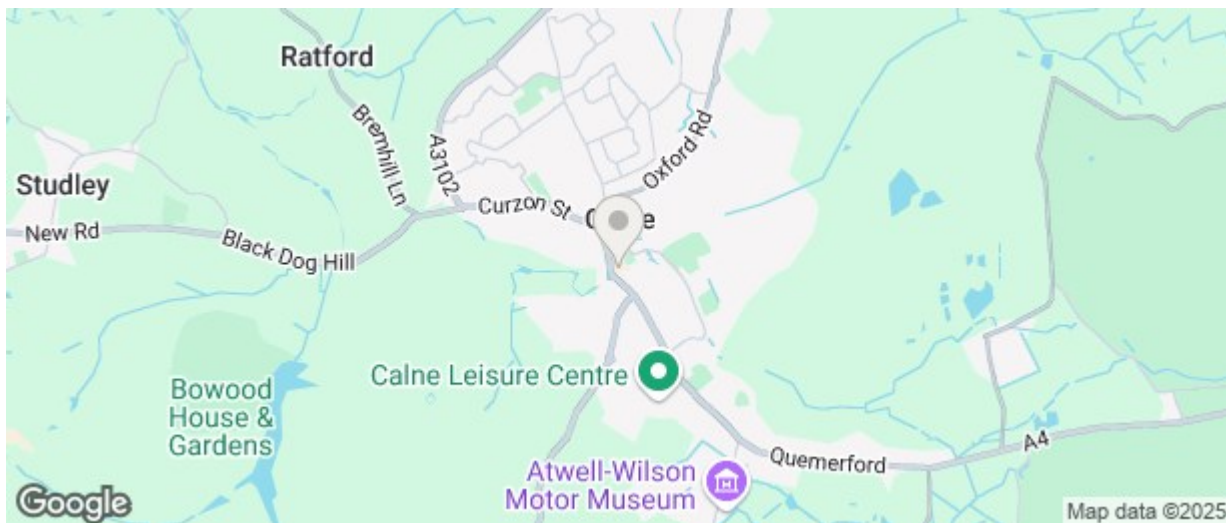
Bathroom
5'7" x 8'3"

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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