

Highgrove Close, Calne

Offers over £110,000

Welcome to Highgrove Close a great one bedroom ground floor apartment that presents itself as an excellent opportunity for first time buyers or those seeking a manageable project.

A light and spacious dual aspect reception room with an open plan fitted kitchen welcomes you into this home. The kitchen has a variety of wall and base units with space for a freestanding fridge / freezer, built in single oven and induction hob.

The double bedroom provides a comfortable retreat at the end of a busy day and benefits from an ensuite shower room.

One allocated parking space and no chain makes this property the perfect purchase.

Viewing -

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

Situation - Calne -

Highgrove Close is a cul de sac location within walking distance of the town centre.

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.

Property Information -

Utilities/Services - Mains Electric, Water & Drainage

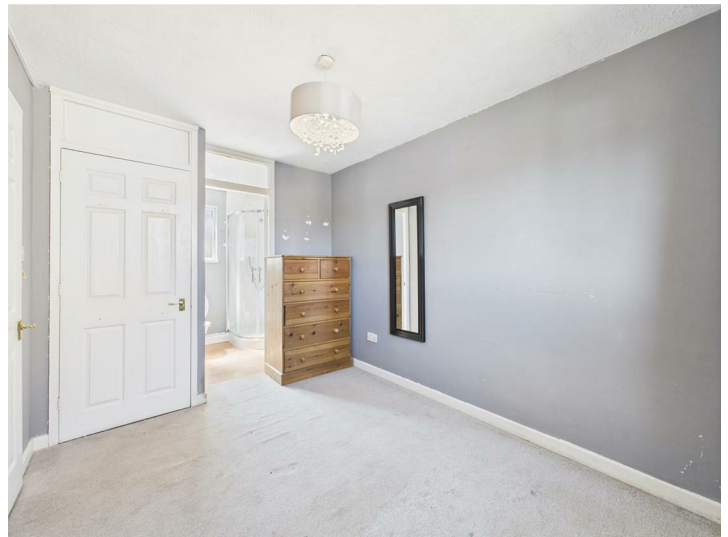
Wiltshire Council Tax - Band A

Tenure - Leasehold:

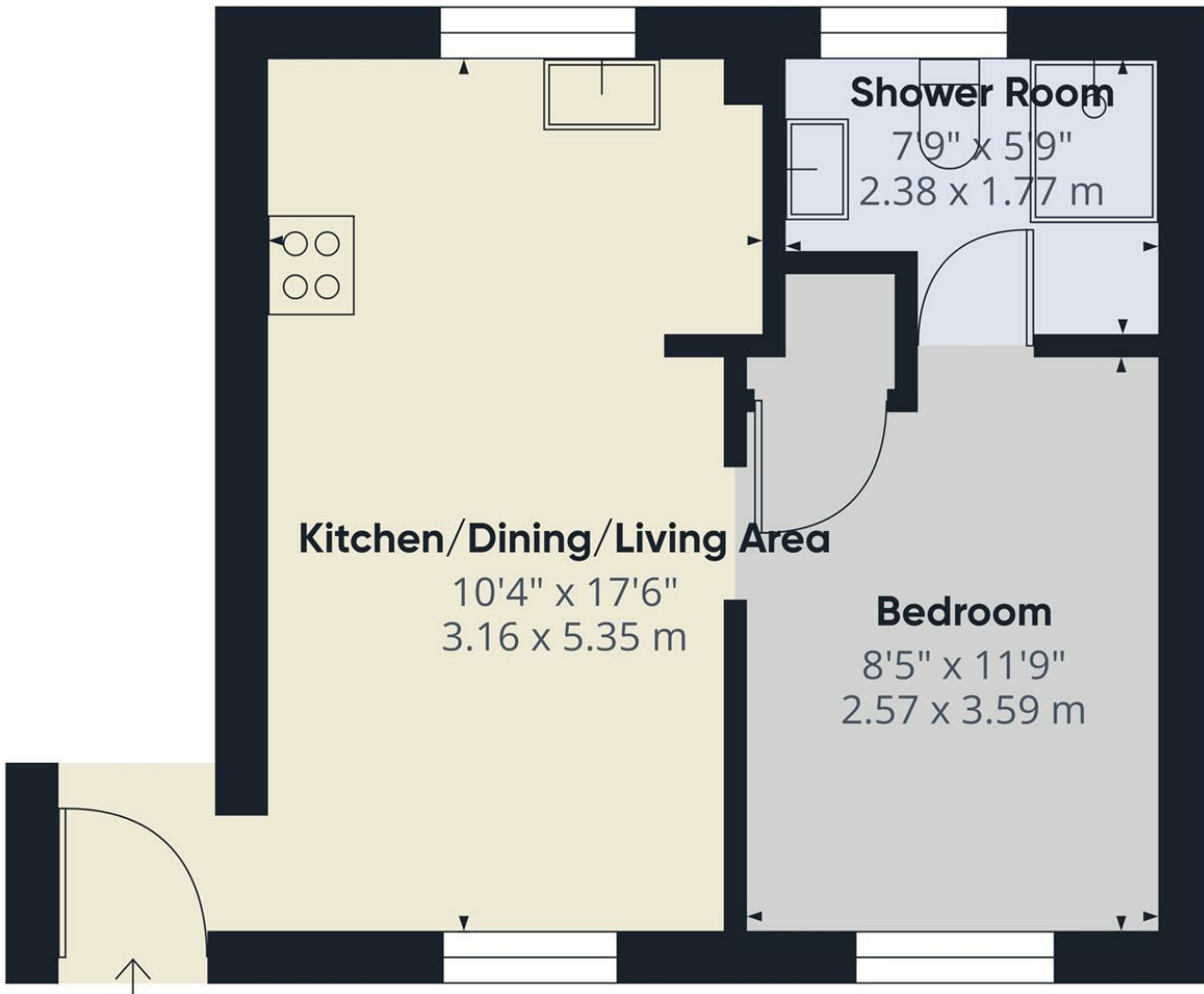
Lease: 999 Year Term from 1985.

Ground Rent: £98 PA

Service Charge: £1054.54 PA







Approximate total area⁽¹⁾

142 ft²
13.2 m²

(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.