



**Zander Road, Calne SN11 9QS**

**welcome to**

**Zander Road, Calne**

On the popular Lansdowne Park development, overlooking the Green, this well presented TWO DOUBLE BEDROOM TOP FLOOR APARTMENT is a great investment property!

The living area is dual aspect and open plan to the kitchen, and there is a modern bathroom. There is good storage, and ALLOCATED PARKING.





## Communal Hall

## Entrance Hall

## Lounge / Diner

20' 4" max x 12' 6" max ( 6.20m max x 3.81m max )

## Kitchen

8' max x 6' 4" max ( 2.44m max x 1.93m max )

## Bedroom One

10' 9" max x 10' max ( 3.28m max x 3.05m max )

## Bathroom

## Bedroom Two

10' max x 9' 8" max ( 3.05m max x 2.95m max )

## Parking

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Zander Road, Calne

- NO ONWARDS CHAIN
- TENANT IN SITU
- Two double bedroom top floor apartment
- Open plan lounge / diner / kitchen
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

offers in excess of

**£145,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN108107](https://www.allenandharris.co.uk/Property/CLN108107)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
CLN108107 - 0006

allen & harris



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