



**Nuthatch Road, Calne SN11 9SH**



**welcome to**

**Nuthatch Road, Calne**

A well-presented TOP FLOOR APARTMENT offering fantastic living space. There is a spacious living / dining / kitchen area, two double bedrooms, EN SUITE TO THE MASTER, parking & CAR PORT. It further benefits from being NO ONWARDS CHAIN!





## Communal Entrance Hall

### Entrance Hall

### Lounge

19' 7" max x 13' 1" max ( 5.97m max x 3.99m max )

### Kitchen

### Bedroom One

12' 8" max x 9' max ( 3.86m max x 2.74m max )

### En Suite

### Bedroom Two

10' 9" max x 8' 9" max ( 3.28m max x 2.67m max )

### Bathroom

### Parking & Car Port

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

## Nuthatch Road, Calne

- No Onwards Chain
- Open plan living / dining / kitchen space
- Two double bedrooms
- Ensuite to master & bathroom
- Car port & Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN108600](https://allenandharris.co.uk/Property/CLN108600)



Property Ref:  
CLN108600 - 0007

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