



**High Street, CALNE SN11 0BS**

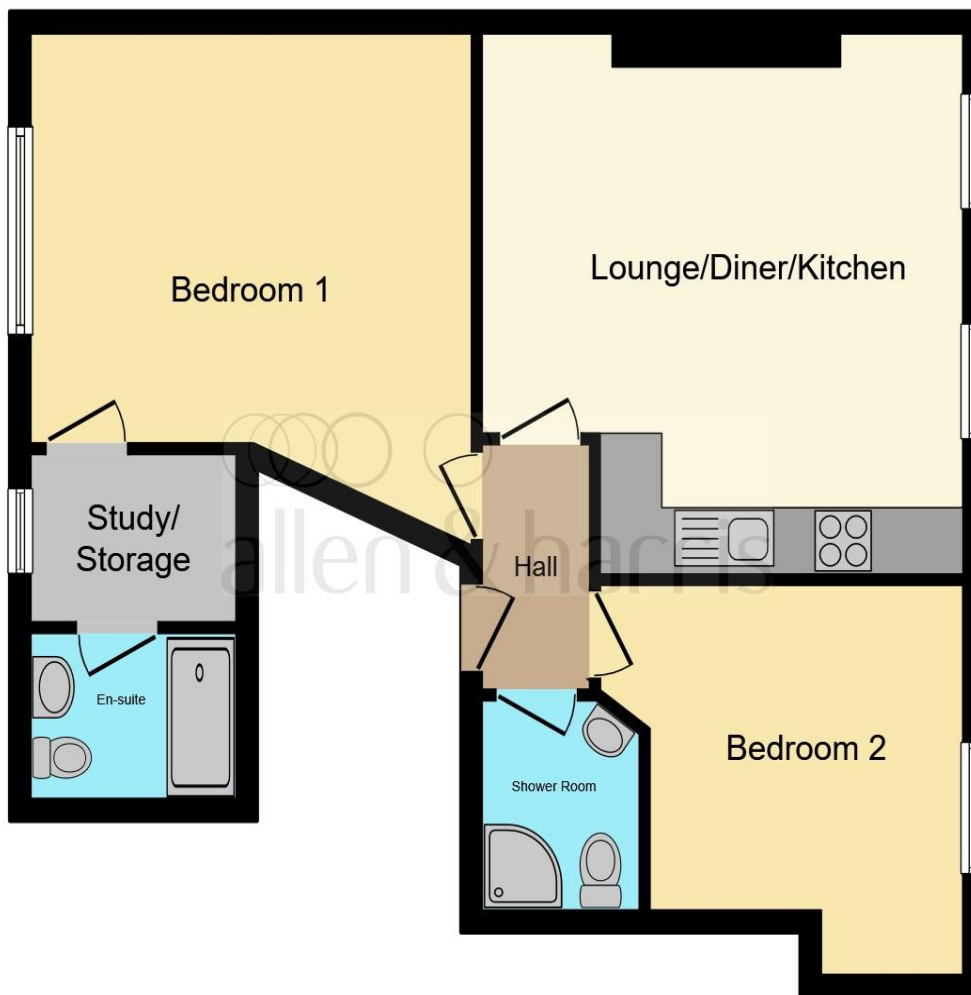


**welcome to**

## **High Street, CALNE**

NO ONWARDS CHAIN. Ideal for first time buyers or investors. This modern two bed apartment located in the heart of the town centre offers spacious living with easy access to local amenities. Centrally located this offers convenient access to transport networks as well.





### **Lounge/Diner/Kitchen**

17' 5" max x 15' 8" max ( 5.31m max x 4.78m max )

Two windows to front aspect, two radiators, integrated fridge freezer, electric oven and electric hob. Extractor fan, integrated washing machine and dish washer.

### **Bedroom Two**

12' 3" max x 14' 1" max ( 3.73m max x 4.29m max )

Window to front aspect, radiator.

### **Bathroom**

WC and wash hand basin, extractor fan, shower cubicle.

### **Bedroom One**

14' 3" max x 10' 9" max ( 4.34m max x 3.28m max )

Window to rear aspect, radiator.

### **Study/Storage**

5' 2" max x 7' 4" max ( 1.57m max x 2.24m max )

Window to rear aspect, radiator, access via bedroom one.

### **En Suite**

WC and wash hand basin, bath, towel rail, access via study/bedroom one.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## High Street, CALNE

- NO ONWARDS CHAIN
- Central Location
- Open plan kitchen / dining / living area
- Bathroom and en-suite
- Modern, light and spacious

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: B Service Charge: 948.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN108418](https://allenandharris.co.uk/Property/CLN108418)



Property Ref:  
CLN108418 - 0007

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