



Kingfisher Court, Calne SN11 9RT

welcome to

Kingfisher Court, Calne

This cozy two-bedroom flat features a kitchen with an electric oven, halogen hob and space for appliances, a bathroom with a shower over the bath and allocated parking for one vehicle. The bedrooms include heaters and rear facing windows. Perfect for comfortable, low maintenance living.





Entrance Hall

Electric heater, storage cupboard, boiler cupboard.

Lounge

16' 7" max x 17' 1" max (5.05m max x 5.21m max)

Window to side aspect, window to rear aspect, brand new electric heaters.

Kitchen

9' 8" max x 5' 5" max (2.95m max x 1.65m max)

Sink, plumbing for washing machine, electric oven and halogen hob, space for single fridge freezer.

Bedroom One

10' 10" max x 9' 3" max (3.30m max x 2.82m max)

Window to rear aspect, electric heater.

Bedroom Two

7' 6" max x 8' 1" max (2.29m max x 2.46m max)

Window to rear aspect, radiator.

Bathroom

Oil filled towel rail, shaving point, WC and wash hand basin, extractor fan, laminate flooring, bath with shower over.

Parking

Allocated parking for one vehicle.

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

welcome to

Kingfisher Court, Calne

- Two Bedrooms
- Modern Kitchen
- Allocated Parking for One Vehicle
- First Floor Flat
- Communal Green

Tenure: Leasehold EPC Rating: B

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.

offers in the region of

£160,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN108873



Property Ref:
CLN108873 - 0007

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.

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