



**Horsebrook, Calne SN11 8HG**



**welcome to**

**Horsebrook, Calne**

2-bedroom top floor apartment situated in a quiet location; just a short walking distance to local amenities. The property consists of 2 bedrooms with integrated storage space; bathroom; living room with a view over the river; and kitchen. The property also has allocated parking.



Situated on the top floor, this charming two-bedroom flat offers comfortable living with an allocated parking space. The spacious lounge features views over the river, brand new carpet, electric storage heater and a window that fills the room with natural light from the front aspect. The well-equipped kitchen boasts a rear facing window, plumbing for a washing machine, a stainless-steel sink and drainer and an electric oven. the primary bedroom comes complete with integrated bifold cupboards and a front facing window, while the second bedroom also includes integrated wardrobes and a window to front aspect. The bathroom is brightened by a rear facing skylight and includes a bath with shower over, WC and wash hand basin and a shaving point. Perfect for those seeking a cosy and practical home.

Calne is a historic market town set in the beautiful county of Wiltshire, with many different attractions Calne has a lot to offer. The town is highly desired and is the perfect escape to the country location, yet still contains all the local amenities needed! With each side of Calne having its own benefits, there is always the right home for you wherever you need it. There are quick links with access to popular commuter routes to the A4 and M4 Corridor aiding smooth travels around the country and further afield. As well as this, the direct train to London Paddington is in nearby Chippenham which can be accessed on the regular bus routes to both Swindon and Chippenham.

### **Entrance Hall**

### **Bedroom One**

9' 1" max x 13' 5" max ( 2.77m max x 4.09m max )

### **Bedroom Two**

6' 4" max x 7' 9" max ( 1.93m max x 2.36m max )

### **Bathroom**

### **Lounge**

11' 5" max x 13' 7" max ( 3.48m max x 4.14m max )

### **Kitchen**

5' 7" max x 9' 8" max ( 1.70m max x 2.95m max )

### **Parking**



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welcome to

## Horsebrook, Calne

- NO ONWARDS CHAIN
- TOP FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE, KITCHEN & BATHROOM
- PARKING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CLN108899 - 0005

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