



Hercules Road, Calne SN11 8FR

welcome to

Hercules Road, Calne

Conveniently located within a popular modern estate is this two double bedroom ground floor Redrow apartment with wonderful views out from the living room. The kitchen is well fitted with integrated appliances and is spacious enough to accommodate a dining table.



Entrance Hall

Entrance in to this ground floor apartment is via the main entrance door leading to the front door and into the entrance hall which comprises : two storage cupboards, telephone entry system and doors leading to all rooms.

Lounge

23' 10" Max in to Bay x 11' 4" max (7.26m Max in to Bay x 3.45m max)

Wonderful open plan space with room for a dining table and plenty of living room furniture. The lounge area has a double glazed Bay window to the front aspect, television aerial point, telephone point and a radiator and open plan to the Kitchen.

Kitchen Area

Fitted kitchen comprising a good range of wall and base units with work surfaces over and matching upstands, stainless steel one and a half bowl sink/drain. Electric oven and Smeg microwave oven over, gas hob with chimney style cooker hood over, plumbing for washing machine, integrated dishwasher and integrated fridge/freezer. Pull out pantry, central heating boiler and a radiator.

Bedroom One

16' 8" max x 11' 2" max (5.08m max x 3.40m max)

Spacious master bedroom with a double glazed window with a lovely outlook over the green to the front aspect. Two double built in wardrobes there is also a good amount of room for storage and space to accommodate a king size bed, television aerial point and a radiator.

Bedroom Two

11' 2" max x 6' 4" max (3.40m max x 1.93m max)

Good sized second bedroom with a double glazed window to the front aspect and a radiator.

Bathroom

Family bathroom comprising a low level w/c, vanity wash hand basin, bath with mixer taps and shower over. Extractor fan, shaver point, part tiled walls, obscure double glazed window to the rear aspect and a chrome ladder style heated towel rail.

Courtyard Parking

Allocated parking within a courtyard setting to the rear of the building.



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welcome to

Hercules Road, Calne

- Ground Floor modern apartment
- Two double bedrooms
- Parking in a courtyard setting
- Outlook overlooking a green
- Integrated kitchen appliances

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2454.90

Ground Rent: 330.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012.
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

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CLN109151 - 0007

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