



**Highgrove Close, Calne SN11 8NE**

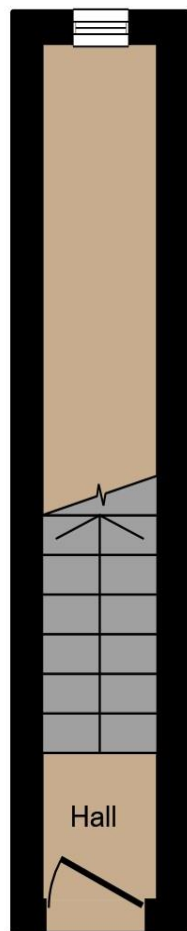
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## **Highgrove Close, Calne**

Situated on the first floor, this wonderfully renovated one-bedroom flat offers a perfect blend of modern convenience and comfortable living. The open-plan lounge and kitchen area is bright and airy, featuring two front facing windows and a rear window allowing plenty of natural light in. The kitchen is fully equipped with an electric oven and hob, sink and drainer and plumbing for a washing machine. A landing with rear window and fuse box leads to the bedroom and bathroom. The bedroom boasts a Velux window to the rear aspect, a handy storage cupboard and access to the loft. The bathroom includes a Velux window to the front aspect, bath with shower over, WC and wash hand basin, and a wall-mounted heater. The property also benefits from one allocated parking space at the front. An ideal purchase for first-time buyers or investors, this flat is ready to move in and enjoy!







**Ground Floor**



**First Floor**

**Lounge/Kitchen**

17' 5" max x 13' 3" max ( 5.31m max x 4.04m max )

**Landing**

**Bedroom One**

11' 8" max x 8' 4" max ( 3.56m max x 2.54m max )

**Bathroom**

**Parking**

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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## Highgrove Close, Calne

- One Bedroom
- Fully Renovated
- First Floor Flat
- Allocated Parking for One Car
- Attic and Ample Storage

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£130,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN109270](https://allenandharris.co.uk/Property/CLN109270)



Property Ref:  
CLN109270 - 0005

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