



Hercules Road, Calne SN11 8FR

welcome to

Hercules Road, Calne

This well-presented two-bedroom flat features a spacious open-plan lounge and kitchen with windows to the front, side and rear. The kitchen comes with integrated appliances. Both bedrooms offer front facing windows and the bathroom comes fully equipped. Allocated parking in a courtyard setting.





Lounge/Kitchen

23' 9" max x 11' 4" max (7.24m max x 3.45m max)

Window to the rear aspect and side aspect, two radiators, boiler access, plumbing for a washing machine, integrated microwave and oven, integrated fridge freezer, gas hob, extractor fan. Window to the front overlooking the green area.

Hallway

Window to rear aspect, radiator, two storage cupboards.

Bedroom One

10' 8" max x 9' 5" max (3.25m max x 2.87m max)

Window to front aspect, radiator, integrated wardrobe.

Bedroom Two

11' max x 6' 3" max (3.35m max x 1.91m max)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, WC, wash hand basin, bath with shower over, extractor fan, towel rail, shaving point.

Parking

Allocated for one car.

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

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Hercules Road, Calne

- Two Bedrooms
- First Floor Flat
- Integrated Wardrobes in the Master
- Storage Cupboards
- Allocated Parking in a Courtyard Setting

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2450.00

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.

£185,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109338



Property Ref:
CLN109338 - 0002

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