



Anson Avenue, Calne SN11 8FU

welcome to

Anson Avenue, Calne

This spacious apartment offers OPEN PLAN LIVING, two double bedrooms, and a modern kitchen and bathroom. It further benefits from gas central heating, and an allocated parking space. Book your viewing today!!



Communal Entrance Hall

With buzzer entry system.

Entrance Hall

Telephone entry system, BT phone point, loft access, storage cupboard, and radiator.

Open Plan Living/ Kitchen

20' 9" max x 10' 9" max (6.32m max x 3.28m max)

Windows to the front and rear, and two radiators.

Living space open to the kitchen, comprising; wall and base units with work surfaces over. Sink and drainer, gas hob and electric oven, plumbing for washing machine, and space for fridge freezer. Wood laminate flooring to the kitchen area.

Bedroom One

12' 7" max x 9' 7" max (3.84m max x 2.92m max)

Window to the front and a radiator.

Bedroom Two

10' 5" max x 6' 5" max (3.17m max x 1.96m max)

Window to the front, and a radiator.

Bathroom

Window to the rear, three piece bathroom with shower over the bath, and part tiling. Laminate flooring.

Parking

Allocated for one car.



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welcome to

Anson Avenue, Calne

- NO ONWARDS CHAIN
- Two double bedrooms
- Open plan living/kitchen
- Modern bathroom
- Allocacted parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1029.99

Ground Rent: 440.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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:
CLN109399 - 0003

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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