



Kingfisher Court, CALNE SN11 9RT

welcome to

Kingfisher Court, CALNE

Well-presented flat featuring entrance hall with loft access, bright lounge/diner with multiple windows, fitted kitchen with electric oven and hob, two rear-facing bedrooms and a modern bathroom with shower over bath. Benefits include electric heating throughout and allocated parking for one car.





Entrance Hall

Two storage cupboards, electric heater, coving, loft hatch.

Lounge

17' max x 17' max (5.18m max x 5.18m max)

Two windows to side aspect, window to rear aspect, coving, electric heater.

Kitchen

5' 4" max x 9' max (1.63m max x 2.74m max)

Stainless steel sink and drainer, electric oven and hob, plumbing for a washing machine.

Bedroom One

10' max x 10' max (3.05m max x 3.05m max)

Window to rear aspect, electric heater, coving.

Bedroom Two

8' max x 7' max (2.44m max x 2.13m max) Window to rear aspect, electric heater.

Bathroom

WC and wash hand basin, bath and shower over, extractor fan, shaving point.

Parking

One allocated parking space.

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

welcome to

Kingfisher Court, CALNE

- Top Floor Flat
- Two Bedrooms
- Entrance Hall with Loft Access
- Allocated Parking
- Ideal For First Time Buyers

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1084.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£160,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109621



Property Ref:
CLN109621 - 0005

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