



Anson Avenue, Calne SN11 8FU

welcome to

Anson Avenue, Calne

- Spacious Apartment
- Two Double Bedrooms
- Open Plan Living Space
- Allocated Parking
- NO CHAIN

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: 1099.99
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.

£140,000

view this property online allenandharris.co.uk/Property/CLN108694



Property Ref:
CLN108694 - 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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Communal Entrance

Buzzer entry system.

Entrance Hall

Telephone point entry system, doors to all rooms, radiator.

Lounge/Kitchen

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

Open plan kitchen/living area. Window to front aspect and window to rear aspect, fitted kitchen with wall and base units, stainless steel sink and drainer, electric oven and gas hob, space for a fridge freezer, plumbing for a washing machine.

Bedroom One

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

Window to rear aspect, double built in wardrobe, radiator.

Bedroom Two

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

Window to front aspect.

Bedroom Two

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

Window to front aspect.

Bathroom

Bath with shower over, WC and wash hand basin, obscured window to rear aspect, radiator, laminate flooring, part tiled.

Parking

Allocated parking for one car.




allen & harris



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