



The Green, Calne

Guide price £199,000

Grade II Listed second floor penthouse apartment offering spacious and exceptional views, situated on The Green in Calne's Heritage Quarter, within very close distance to the town centre and all of its amenities yet close to riverside walks. The accommodation comprises entrance hall, living/dining room, kitchen, bathroom and two double bedrooms. The property is offered for sale with NO ONWARD CHAIN, other benefits include the latest Quantum energy efficient storage heaters.

### Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in

the nearby town of Chippenham there is an excellent mainline service to London for commuters

### The Accommodation

With approximate measurements the accommodation is arranged as follows:

#### Communal Entrance

Secure door leading into a communal entrance with stairs leading to this first floor apartment.

#### Hallway

Window to the front, doors to all rooms.

#### Living/Dining Room 5.76 x 4.31 (max) (18'10" x 14'1" (max))

Dual aspect windows, feature fireplace, two electric Quantum energy efficient storage heaters.

#### Kitchen 2.70 x 2.02 (8'10" x 6'7")

Window to rear, fitted kitchen with wall and base units with worktops over, integrated electric oven, four ring electric hob with extractor fan, stainless steel sink/drain, tiled splashback, space for fridge/freezer.

#### Bedroom One 5.55 x 3.00 (18'2" x 9'10")

Two windows to front, electric radiator Quantum energy efficient storage heater.

#### Bedroom Two 5.29 x 2.69 (17'4" x 8'9")

Two windows to rear, electric radiator Quantum energy efficient storage heater, storage cupboard, access to loft space.

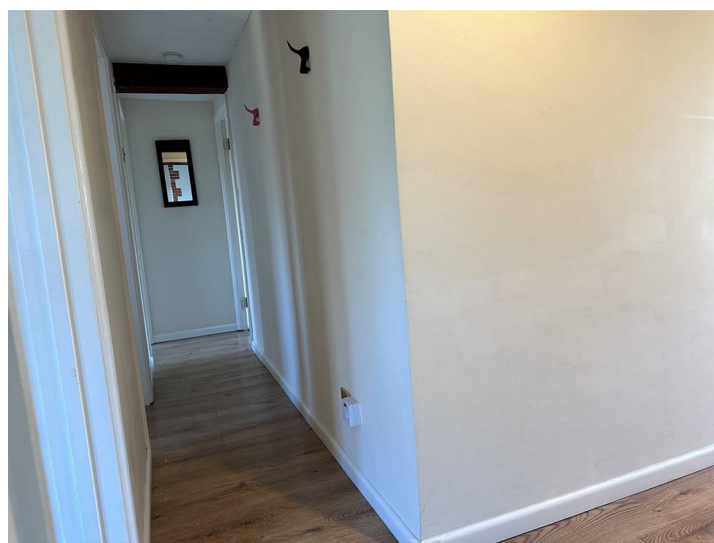
#### Bathroom 1.78 x 1.73 (5'10" x 5'8")

Window to rear, three piece suite comprising bath with shower over, wash hand basin and low level WC. Cupboard housing hot water tank and washing machine.

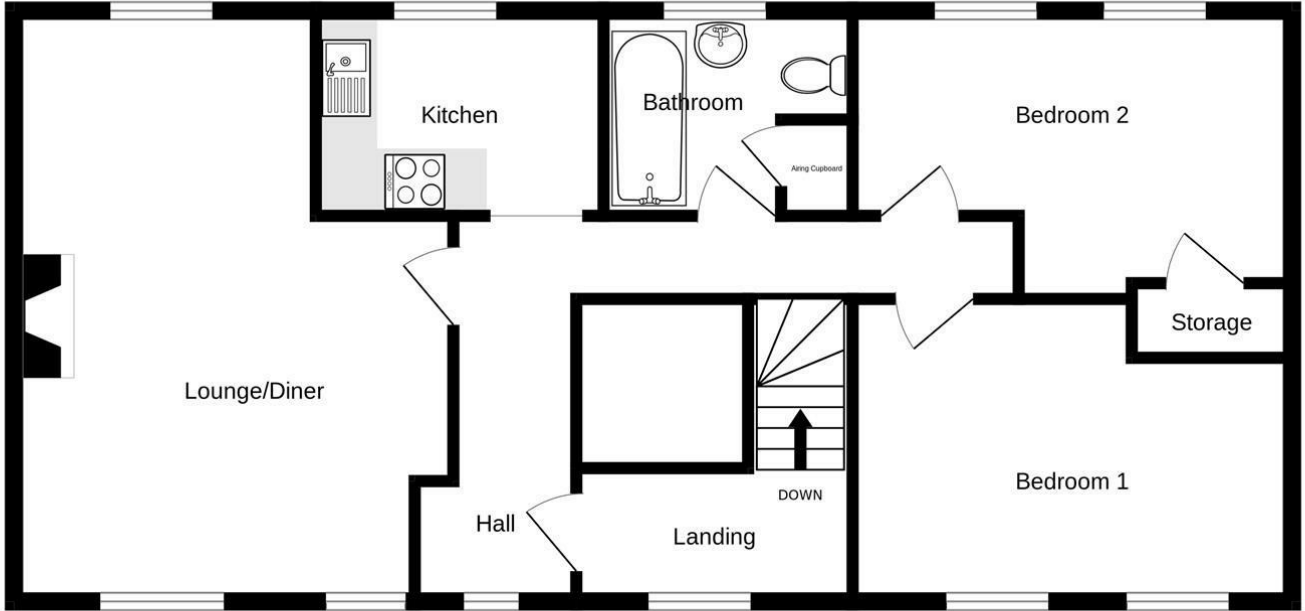
### AGENTS NOTE

Council Tax Band B

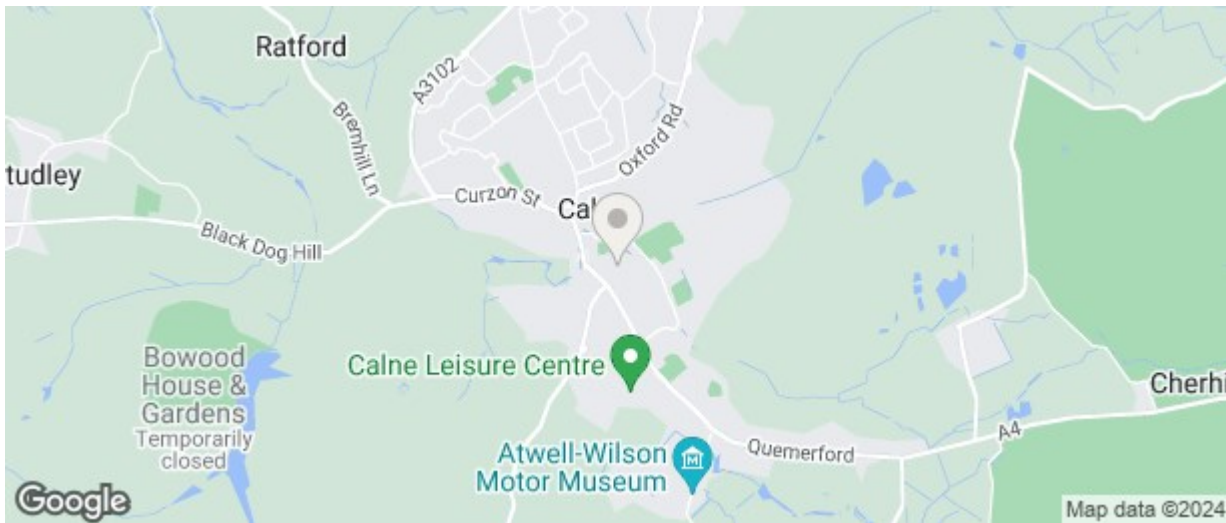




**GROUND FLOOR**  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing