



Cherry Tree Court, Calne

Guide price £110,000



A first floor apartment for the over 60's situated in a small courtyard location and within easy distance of local amenities. The accommodation includes a living/dining room, bedroom, Kitchen and a shower room. There are communal gardens and residents parking. The property is in need of some modernisation and is being sold with NO ONWARD CHAIN.

#### **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 Word 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:

#### **Entrance Hall**

Door leading to stairs rising to the first floor.

#### **Landing**

Upvc double glazed window to side, airing cupboard, access to loft space, night storage heater and doors to all rooms.

#### **Living Room 5.49m x 3.00m (18'0 x 9'10)**

Upvc double glazed window to rear, night storage heater.

#### **Kitchen 2.84m x 2.24m (9'4 x 7'4)**

Upvc double glazed window to front, fitted kitchen offering a range of wall and base units with worktops over, sink unit with mixer taps. Built in electric oven four ring electric hob with cookerhood over. Space for fridge/freezer and plumbing for an automatic washing machine, night storage heater.

#### **Bedroom 3.15m x 2.87m (10'4 x 9'5)**

Upvc double glazed window to front, night storage heater

#### **Shower Room**

Three piece suite comprising low level WC, wash hand basin and shower cubicle, part tiled, extractor fan, wall mounted chrome heated towel rail, built in cupboard.

#### **Externally**

Residents parking is to the front of the property, communal gardens and bin storage.

Council Tax Band A

999 year lease as from 2021

Management Fee £145 payable quarterly, includes building insurance, maintenance and up keep of communal areas.

\*The Lease requires the property not to be occupied by anyone other than a person or persons of pensionable age, as defined under S.27 of the Social Security Act 1975 (currently being over 60 years of age), or by any persons who have permanently returned from full time, gainful employment. This does not prevent a married couple one of whom is under 60 (and has under 55years and permanently retired from full time, gainful employment) from occupying the premises, or for a spouse occupying the premises if they are living there at the date of death of the owner\*

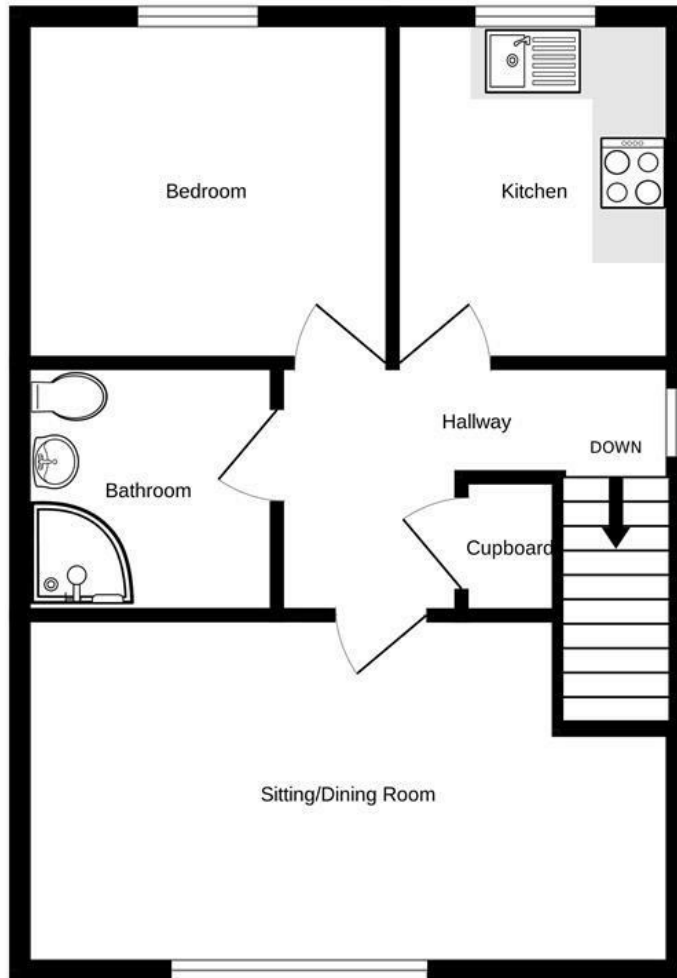
#### **AGENTS NOTE**





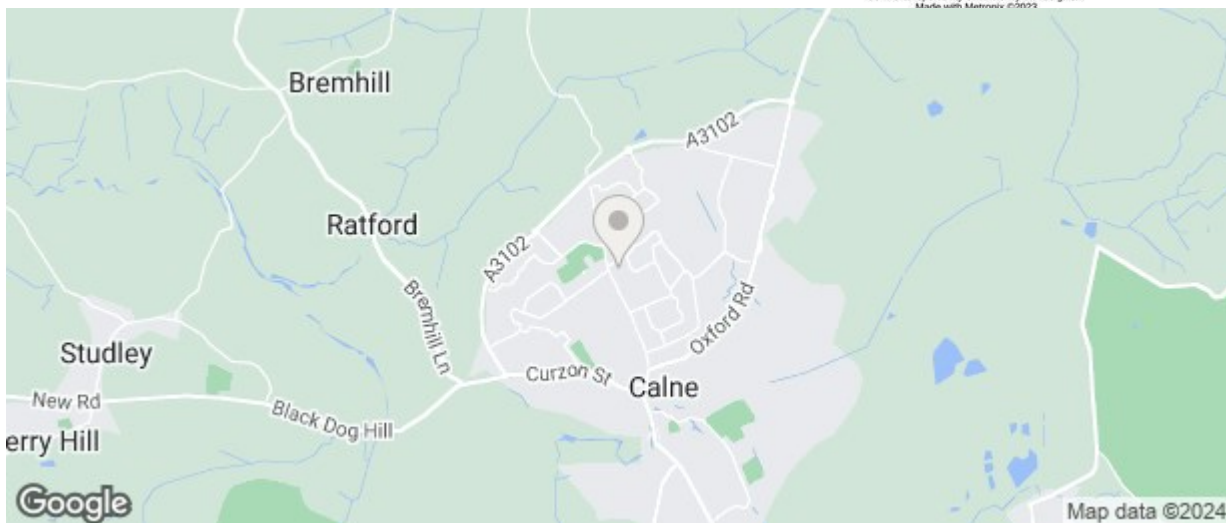


GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.8 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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