



Minnow Close, Calne

Guide price £165,000



A beautifully presented ground floor apartment situated within a block of just three apartments located within the Lansdowne Park development. The accommodation includes entrance hall, living/dining room, kitchen, shower room and two double bedrooms. Externally the property offers an allocated parking space.

### Situation Calne

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

### The Accommodation

With approximate measurements is arranged as follows:

### Entrance Lobby

Entrance lobby with intercom access

### Entrance Hall

Doors to bedrooms, shower room and living room, airing cupboard, radiator.

### Living/Dining Room 4.37m max x 4.09m max (14'4 max x 13'5 max)

Upvc double glazed windows to front & side, doors to entrance hall and kitchen, radiator.

### Kitchen 3.30m x 2.26m (10'10 x 7'5)

Upvc double glazed window to side, door to living room. Fitted with a range of wall and base units with worktops over, stainless steel sink with mixer taps. Integrated electric oven and four ring gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer. Water softener, radiator and wall mounted boiler.

### Bedroom One 3.56m x 3.15m (11'8 x 10'4)

Upvc double glazed window to side, radiator.

### Bedroom Two 3.30m x 3.30m (10'10 x 10'10)

Upvc double glazed window to side, fitted wardrobes and dressing table, radiator.

### Shower Room

Obscured Upvc double glazed window to rear, fitted with a three piece suite comprising double shower cubicle, wash hand basin and low level WC. Part tiled, radiator, extractor fan.

### Externally

### Parking

The property benefits from one allocated parking space.

### Agents Notes

Council Tax Band: B

Lease 999 Years from 2005.

Ground Rent: £0 P/A

Service Charge: APPROX £300 to £500 P/A





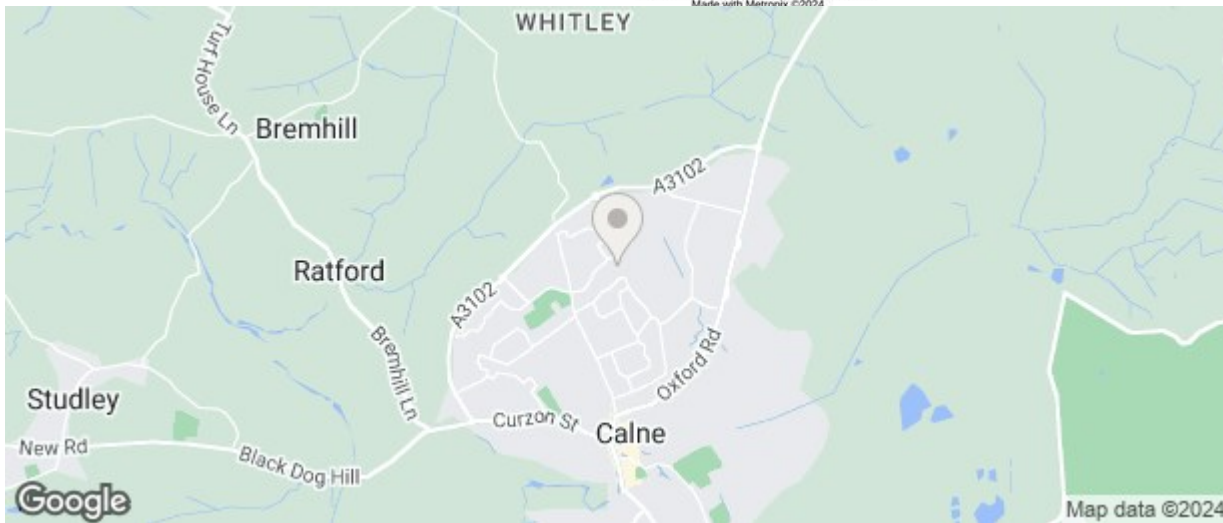


GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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		79	79
(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