



📍 5 Station Road, Calne, Wiltshire, SN11 0HB

🔗 Offers In Excess Of £140,000

A modern, well presented, two bedroom, first floor flat with an allocated parking space and communal gardens, which is situated close to Castlefields park and within walking distance of the town centre.

- Modern, First Floor Flat
- Two Bedrooms
- Neutral Décor Throughout
- Gas Central Heating
- UPVC Double Glazing
- Allocated Parking Space
- Communal Gardens
- Close to Castlefields Park & Town Centre Amenities
- Ideal Buy To Let Or First Time Buy
- Potential Rental Income Of Approximately £9,600 Per Annum

🏠 Leasehold

📊 EPC Rating C



A modern, well presented, first floor flat with an allocated parking space and communal gardens, which is situated close to Castlefields park and within walking distance of the town centre.

The property offers accommodation comprising; communal entrance hall, private entrance vestibule, hall, sitting room, kitchen, two bedrooms and a bathroom with white suite.

Externally there is a communal garden/drying area to the rear of the building and an allocated parking space in the car park to the side.

Further benefits include neutral décor, gas central heating and UPVC double glazing.

Each owner is a shareholder in the company which owns the freehold and the building is internally managed.

#### **Situation**

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, 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 North Wilts and Bowood, 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.

#### **Property Information**

Council Tax Band; A

Tenure; Leasehold (remainder of a 999 year lease)

Management fees are approximately £840 per annum. Each owner is a shareholder in the company which owns the freehold and the building is internally managed.

Mains water, electricity, gas and drainage.

Gas Fired Central Heating

EPC Rating; C



## Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 44.2 sq. metres (476.1 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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