



Station Road, Calne
Offers In Excess Of £270,000



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Exclusive Two-Bedroom Ground Floor Apartment with
Countryside Views – Station Meadows.

Positioned at the end of a highly desirable
development, this spacious two-bedroom ground-floor
apartment offers an exceptional alternative to a
bungalow. Boasting uninterrupted views over
communal gardens and open countryside throughout
all rooms, the property enjoys one of the most
enviable locations within Station Meadows.

The apartment offers two bedrooms, the master of an
excellent size, including a modern en-suite shower
room fitted with a double shower. The main bathroom
has been thoughtfully upgraded to include a luxurious
walk-in hydrotherapy bath.

The bright and airy living room benefits from a
charming bay window, and the modern fitted kitchen
features extra units for storage. Further benefits
include gas central heating, double glazing, allocated
and visitor parking, and convenient communal
storage. Built in recent years, this home is ideal for
those looking to downsize, enjoy retirement in
comfort, or simply have a secure and low-
maintenance base they can lock up and leave.

This is a rare opportunity to secure a ground-floor
home in one of Station Meadows' most desirable
spots, and early viewing is highly recommended.



ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

LOCATION

Situated on the south side of Calne within walking distance of the town, and on the doorstep is a local walking path leading to open fields and countryside making this a highly desired location.

THE APARTMENT

Forming one of four luxury apartments at the end of Station Meadows.

COMMUNAL FOYER

There is a spacious carpeted entrance foyer with doors to the two ground floor apartments. A staircase leads up to the first floor apartments.

GROUND FLOOR APARTMENT

An outline of the apartment in brief is as follows:

FORMAL HALL

9'3" x 9'0" (2.82 x 2.74)

A spacious hall with doors that lead to the living room, bedrooms and the bathroom. There is room for display furniture. Deep store cupboard. Entry phone.

LIVING ROOM

15'6" x 12'4" (4.72 x 3.76)

A dual aspect room with a bay window to the side and a further window. These windows offer lovely views over the landscaped communal gardens and parkland beyond. There is room for a number of sofas and further furniture to complement. The breakfast kitchen is screened by a bespoke built dresser style screen with display shelving.

BREAKFAST KITCHEN

12'0" x 7'8" (3.66 x 2.34)

There is a selection of fitted wall and floor cabinets

and work surfaces. Inset is an electric hob, oven and a stainless steel chimney hood over. Integrated is a dish washer and a washer dryer. The cabinets have been arranged to accommodate under cabinet fridge and freezer. Enamel sink and drainer. A window offers a view over the communal garden and park land beyond. Tile floor and tile finishes. There is room to fit a breakfast table and two chairs.

MASTER BEDROOM

13'4" x 11'4" (4.06 x 3.45)

A dual aspect room with windows to the front and side. There is a view over the side communal garden. Space has been allowed for a large double bed, wardrobes and extra furniture. Access to the master en-suite.

MASTER EN-SUITE

7'6" x 3'10" (2.29 x 1.17)

The suite offers a double shower cubicle with glazed door and tiling to three sides. Pedestal wash basin and a water closet. Shelf display, shaver point and a window with privacy glass. Chrome towel rail radiator and a tile floor. Tile finishes.

BEDROOM TWO

8'9" x 8'9" (2.67 x 2.67)

The second bedroom can accommodate a double bed and further furnishing to complement. A window offers a view out over the side communal garden.

LUXURY BATHROOM

7'9" x 5'3" (2.36 x 1.60)

The main bathroom has had recent upgrades and features a walk-in hydrotherapy bath with six adjustable jets. This 'New Simplicity Bath' has an adjustable seat and a watertight door, as well as numerous other features. There are mixer taps with a shower and a shower screen. There is a water closet and a pedestal wash basin. There is a deep tiled shelf display. There is a chrome towel rail radiator. There are tile finishes, a tile floor, and an extractor fan.

EXTERIOR FACILITIES

Outlined as follows:

PARKING

The home enjoys an allocated parking space. There is also an area designated for further parking of a visitor.

COMMUNAL STORES/SHEDS

The apartments have the use of two secure communal storage areas. One is ideal for storing bicycles and the other is designated for bin storage.

COMMUNAL GARDENS

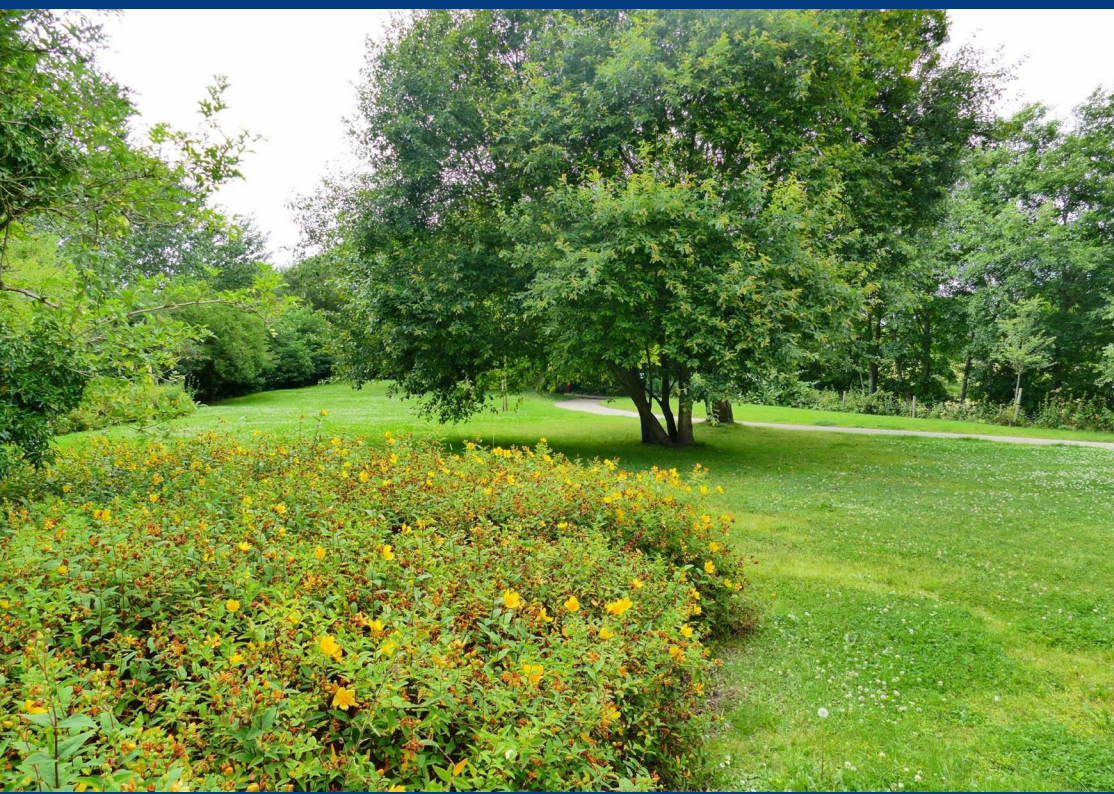
To two sides of the apartment development are communal gardens. To the side is a garden area where the present owner has been granted permission to have a cultivation area. The main private garden abuts the parkland and is sectioned off by miniature hedging. Carefully landscaped to offer a flat lawn, shaped flower beds with mature planting and shrubs. There is also a patio area for outside seating. The whole garden has a very nice and peaceful feel.

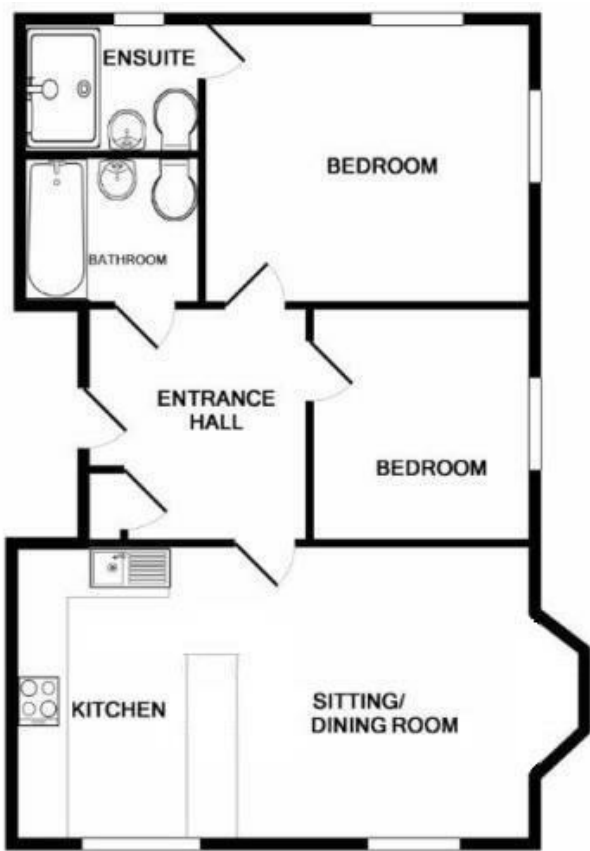
PARKLAND/ CYCLING & WALKING

To the bottom of the development there is a nice easy cycle or walk along the disused railway path from Calne to Chippenham. It follows National Cycle route 403 and includes lovely riverside runs along the River Avon and the River Marden. The route is almost entirely traffic free so is an ideal option for a family cycle ride or easy walk. The apartment has views over parkland.

LEASE INFORMATION

Bath Leasehold Management
999 Year Lease
Annual Ground Rent
£2473.76
Annual Service Charge
£186.60





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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

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