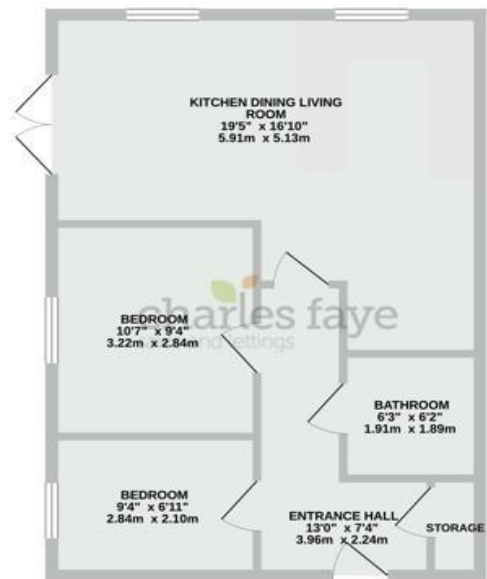


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street. At the roundabout turn right on to Oxford Road. Proceed across at the next roundabout and then take the second turning on the right in to Abberd Way. Take the 6th turning on the right in to Woodroffe Square and the property can be found on the right hand side.



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 sq.m.) approx.
Made with SketchUp 2018

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

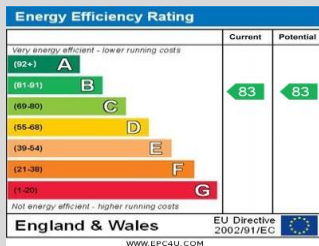
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band B

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



64 Woodroffe Square
Calne, SN11 8PW

£48,000

'People & property are always at the heart of whatever we do'

charles faye
sales and lettings

64 Woodroffe Square, Calne

Shared Ownership with a 30% share of the full market value of £160,000. Higher shares available subject to affordability. The monthly rental is currently £449.38 per month. A well presented two bedroom apartment situated in a popular residential location. The apartment is accessed via a communal entrance and offers bright, well planned accommodation throughout. Internally, the property comprises a spacious entrance hall with a useful storage cupboard, a light and spacious open plan kitchen dining living room which gives access to the courtyard garden. There are two bedrooms, including a comfortable main bedroom and a second bedroom suitable for guests. The modern bathroom completes the accommodation. Externally there is the delightful and private courtyard garden providing space to enjoy the outside. Further benefits include allocated parking, double glazing and efficient gas heating, making the apartment both practical and cost-effective to run.

- 30% Shared Ownership
 - Open Plan Kitchen Dining Living Room
 - Modern Bathroom
 - Allocated Parking
- Ground Floor Apartment
 - Two Bedrooms
 - Delightful Courtyard Garden
 - Gas Central Heating

PROPERTY FRONT

Secure entry phone system leading to ground floor apartment.

ENTRANCE HALLWAY 13' 0" x 7' 4" (3.96m x 2.23m) Max Doors to bedrooms, bathroom and open plan kitchen, dining living room. Storage cupboard and radiator.

KITCHEN DINING LIVING ROOM 19' 5" x 16' 10" (5.91m x 5.13m)

Two upvc double glazed windows to side. The open plan kitchen dining area includes modern wall and base cabinets with work surface over and matching upstands, stainless steel sink, integrated oven, four ring gas hob with stainless steel extractor hood over, space and plumbing for washing machine, space for fridge freezer, enclosed wall mounted boiler, vinyl flooring to kitchen area. To the living area the upvc double glazed French patio doors open out to garden.



BEDROOM ONE 10' 7" x 9' 4" (3.22m x 2.84m)
Upvc double glazed window to front, radiator.

BEDROOM TWO 9' 4" x 6' 11" (2.84m x 2.11m)
Upvc double glazed window to front, radiator.

BATHROOM 6' 3" x 6' 2" (1.90m x 1.88m)
Modern fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, glass shower screen, radiator, vinyl flooring.

EXTERNALLY

REAR GARDEN
Small garden laid with decorative stone and bordered by mature hedging, patio area.

PARKING
There is allocated parking for one vehicle.



MANAGEMENT CHARGES
There is a service charge on this property of approximately £80.64 per month. The length of lease remaining is 112 years and the management company is GreenSquareAccord

