

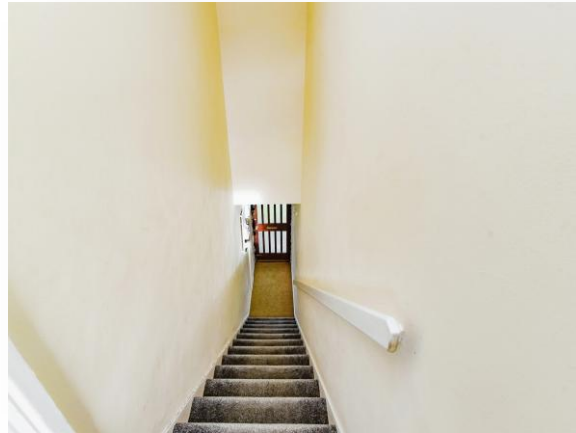


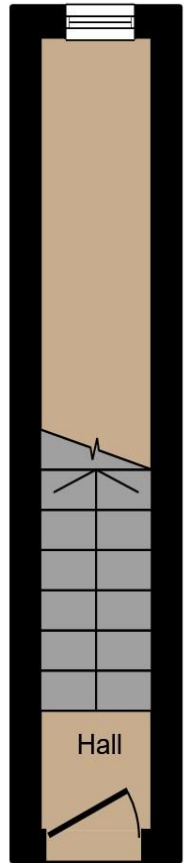
**Highgrove Close, Calne SN11 8NE**

**welcome to**

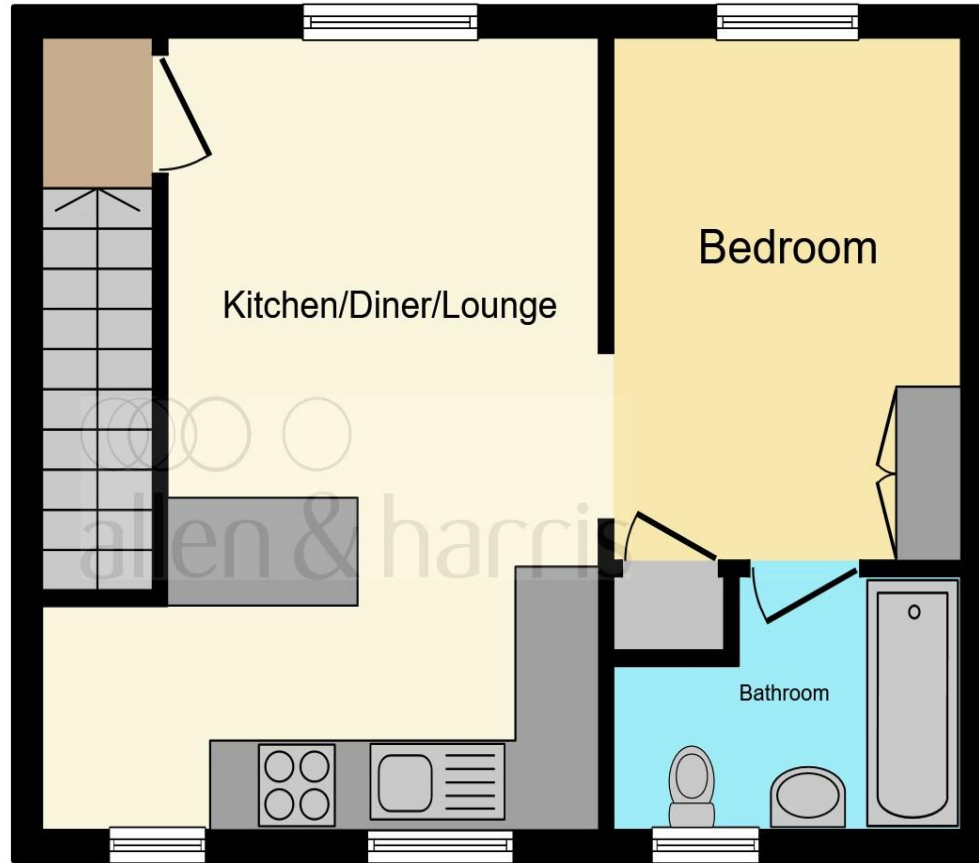
## **Highgrove Close, Calne**

This charming top-floor maisonette offers a bright and airy living space with a rear facing bedroom, lounge and kitchen with two front facing windows and a breakfast bar. The bathroom features a bath with shower over. Electric heating and built in storage, this property is ideal for first-time buyers.





**Ground Floor**



**First Floor**

**Lounge**

11' 7" max x 10' 1" max ( 3.53m max x 3.07m max )

**Kitchen**

5' 6" max x 13' 9" max ( 1.68m max x 4.19m max )

**Bedroom One**

8' 3" max x 11' 6" max ( 2.51m max x 3.51m max )

**Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Highgrove Close, Calne

- TENANT IN SITU
- Top Floor Maisonette
- Electric Heating
- Convenient Location
- Part Tiled Bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1230.00

Ground Rent: 98.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £125,000



Please note the marker reflects the postcode not the actual property

check out more properties at [allenandharris.co.uk](http://allenandharris.co.uk)



Property Ref:  
CLN108969 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris



01249 814681



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 OBS



[allenandharris.co.uk](http://allenandharris.co.uk)