



Anson Avenue, Calne

Calne

Guide Price
£155,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Anson Avenue presents a delightful opportunity to acquire a ground floor apartment that is perfect for both first-time buyers, investment and those seeking a comfortable home. This property boasts two spacious double bedrooms and a kitchen/living area great to entertain guests.

Being ground floor offers a practical, ensuring convenience and accessibility. The communal garden space is a lovely feature, allowing residents to enjoy the outdoors and socialise with neighbours in a serene environment. Additionally, the property benefits from dedicated parking.

With its appealing location and well-proportioned rooms, this apartment on Anson Avenue is a wonderful choice for anyone looking to settle in a friendly community.

Location

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.

Accommodation

Ground floor accommodation comprising of; Entrance hallway with two convenient storage cupboards. Moving through the property both bedrooms are located to the right, they are both of good size with the main bedroom comfortably holding a double bed in a central position. Bedroom two is smaller and would make the perfect spare bedroom, a child's bedroom or a home office. To the end of the hallway is the open plan living / kitchen which is of neutral, modern tones. The kitchen holds a variety of base and wall units with an integrated single oven, gas hob and extractor. There is allocated space for a washing machine as well as under counter fridge and freezer.

Lease Information

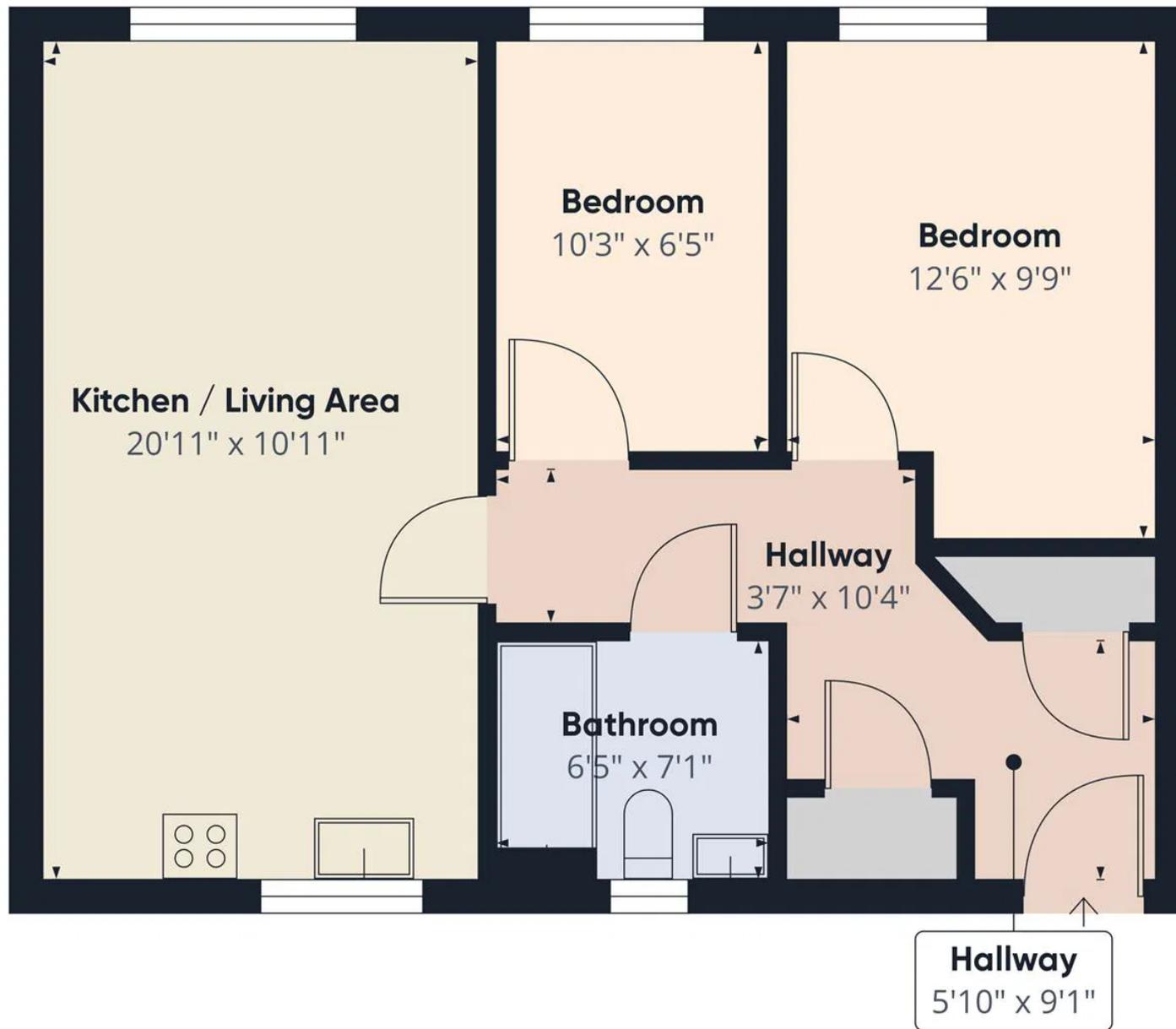
Service Charge PA: £2059.98 (Approx)

Ground Rent PA: £440 (Approx)

Lease Length: 999 Years from 2014







Approximate total area⁽¹⁾
570.06 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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