





Horsebrook, Calne SN11 8HG

allen & harris

Welcome to

Horsebrook, Calne

Situated on the sought-after south side of Calne, this two-bedroom ground floor apartment benefits from allocated parking and access to the picturesque River Marden. Ideally located close to local amenities and transport links. Viewing highly recommended.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Welcoming entrance hall providing access to the principal accommodation. Electric heater, built-in storage cupboard, telephone entry system and doors leading to the lounge, bedrooms and bathroom, creating a practical and central space within the apartment.

Lounge

A bright and spacious reception room featuring a double-glazed window to the front aspect, archway leading through to the kitchen, television aerial point and electric storage heater. Offering ample space for lounge furniture, this versatile room provides an ideal setting for everyday living and entertaining.

Kitchen

Fitted with a range of wall and base units with rolled-edge work surfaces over and a stainless steel one-and-a-half bowl sink and drainer with tiled splashbacks. Integrated electric oven with electric hob, cooker hood and stainless-steel splashback. Space and plumbing for a washing machine and space for a fridge/freezer. Double glazed window to the rear aspect overlooking the communal grounds.

Bedroom One

A well-proportioned double bedroom featuring a double-glazed window to the rear aspect, double built-in wardrobes providing excellent storage and an electric storage heater. Offering ample space for additional bedroom furniture, this bright and comfortable room makes an ideal principal bedroom.









Bedroom Two
A well-proportioned second bedroom featuring a double-glazed window to the front aspect, allowing for plenty of natural light. Ideal as a guest bedroom, child's room or home office, the room also benefits from an electric storage heater.

Bathroom
Fitted with a three-piece suite comprising a panel enclosed bath with shower over, low-level WC and pedestal wash hand basin with tiled splashbacks. Obscured double glazed window to the rear aspect, airing cupboard, extractor fan and vinyl flooring.

Parking
The property benefits from an allocated parking space, providing convenient off-road parking for one vehicle.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Welcome to

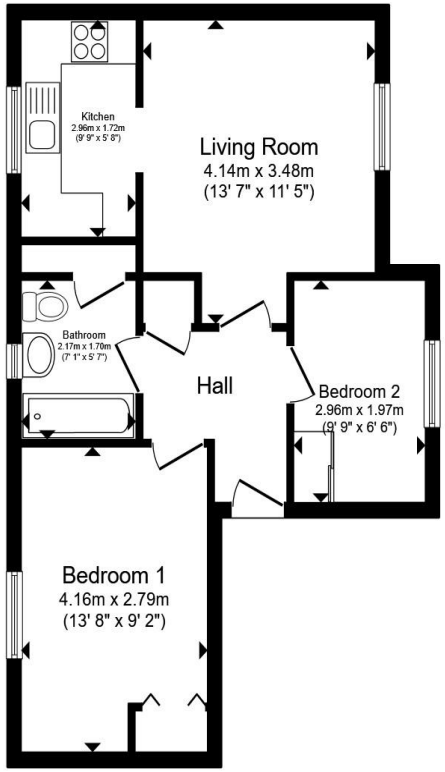
Horsebrook, Calne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Sought-After South Side Location
- Ground Floor Two-Bedroom Apartment

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



Total floor area 46.6 m² (502 sq.ft.) approx
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.propertybox.io

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The Property Ombudsman

Property Ref:
CLN110210 - 0003

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