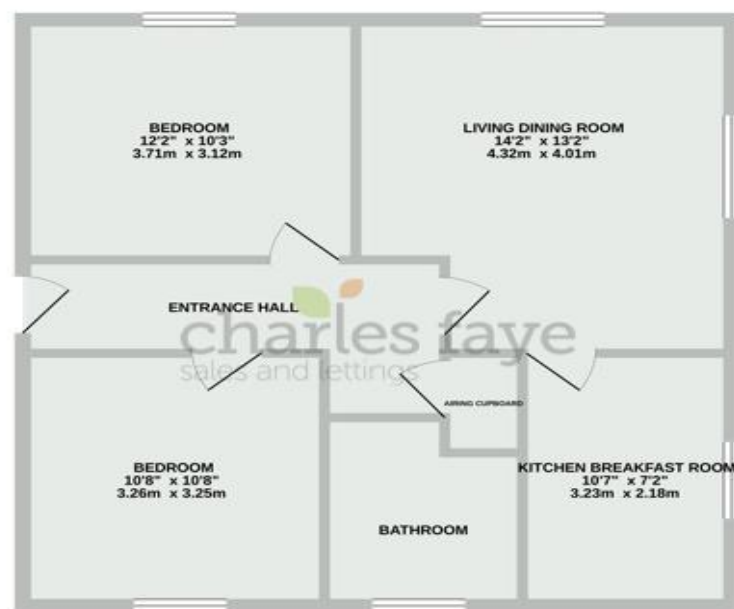


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout on to North Street. Follow the road along and at the next roundabout turn right on to Zander Road. Take the second turning on the right in to Grayling Close which leads in to Minnow Close. The apartment can be found a little way along on the right hand side.



FIRST FLOOR



Made with MyPlan 12/20

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.

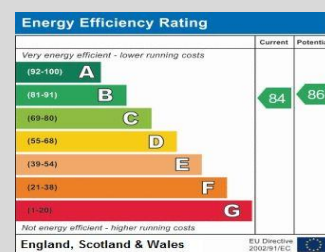
FINANCIAL ADVICE

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



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


charles faye
sales and lettings

10 Minnow Close, Calne

Located within the highly sought-after Lansdowne Park development, the property is well presented throughout and offers a practical, well-balanced layout. The accommodation comprises a spacious entrance hall, a bright and airy dual-aspect living room, a separate kitchen/breakfast room, two well-proportioned double bedrooms, and a contemporary fitted bathroom. Externally, the property benefits from an allocated parking space situated to the rear. An excellent opportunity for first-time buyers, downsizers, or investors seeking a well-maintained home in a popular residential location.

- **Modern First Floor Apartment**
- **Dual Aspect Living Room**
- **Two Double Bedrooms**
- **Gas Central Heating**
- **Low Management Charges**
- **Separate Kitchen/Breakfast**
- **Allocated Parking**
- **CHAIN FREE**

PROPERTY FRONT

Secure entry phone system leading to first floor apartment.

ENTRANCE HALLWAY

Airing cupboard housing pressurised hot water system, radiator, panelled doors to all accommodation.

LIVING ROOM 14' 2" x 13' 2" (4.31m x 4.01m)

Upvc double glazed windows to front and side, television and telephone point, radiator, panelled door to kitchen.

KITCHEN BREAKFAST ROOM 10' 7" x 7' 2" (3.22m x 2.18m)

Upvc double glazed window to side, fitted wall and base units with complementary roll edge work surfaces over, stainless steel 1.5 bowl sink unit, tiled splash backs, built in oven, 4 ring gas hob with extractor chimney over, integrated washer/dryer, space for fridge/freezer, wall mounted boiler, television point, radiator, vinyl flooring.



BEDROOM ONE 12' 2" x 10' 3" (3.71m x 3.12m)

Upvc double glazed window to front, television point, radiator.

BEDROOM TWO 10' 8" x 10' 8" (3.25m x 3.25m)

Upvc double glazed window to side, television point, radiator.

BATHROOM

Upvc double glazed obscure window to rear, fitted suite to include close coupled w.c., pedestal wash hand basin, panelled bath with mixer shower attachment over, tiled surrounds, extractor fan, shaver point, radiator, vinyl flooring.

EXTERNALLY

ALLOCATED PARKING

There is one allocated parking space to the rear of the property.



MANAGEMENT COMPANY

Avebury Mews Management Company No 1 Ltd to cover maintenance issues and buildings insurance. There is 977 years left on the lease. The service charge is around £350 per year.

