



**The Green, Calne**  
Calne

Guide Price  
**£174,950**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Grade II Listed second floor penthouse apartment offering spacious and exceptional views, situated on The Green in Calne's Heritage Quarter, within very close distance to the town centre and all of its amenities yet close to riverside walks. The accommodation comprises entrance hall, living/dining room, kitchen, bathroom and two double bedrooms. The property is offered for sale with NO ONWARD CHAIN, other benefits include the latest Quantum energy efficient storage heaters.

**The Accommodation** - With approximate measurements the accommodation is arranged as follows:

**Communal Entrance** - Secure door leading into a communal entrance with stairs leading to this first floor apartment.

**Hallway** - Window to the front, doors to all rooms.

**Living/Dining Room** - 5.76 x 4.31 (max) (18'10" x 14'1" (max))

Dual aspect windows, feature fireplace, two electric Quantum energy efficient storage heaters.

**Kitchen** - 2.70 x 2.02 (8'10" x 6'7")

Window to rear, fitted kitchen with wall and base units with worktops over, integrated electric oven, four ring electric hob with extractor fan, stainless steel sink/drainer, tiled splashback, space for fridge/freezer.

**Bedroom One** - 5.55 x 3.00 (18'2" x 9'10")

Two windows to front, electric radiator Quantum energy efficient storage heater.

**Bedroom Two** - 5.29 x 2.69 (17'4" x 8'9")

Two windows to rear, electric radiator Quantum energy efficient storage heater, storage cupboard, access to loft space.

**Bathroom** - 1.78 x 1.73 (5'10" x 5'8")

Window to rear, three piece suite comprising bath with shower over, wash hand basin and low level WC. Cupboard housing hot water tank and washing machine.

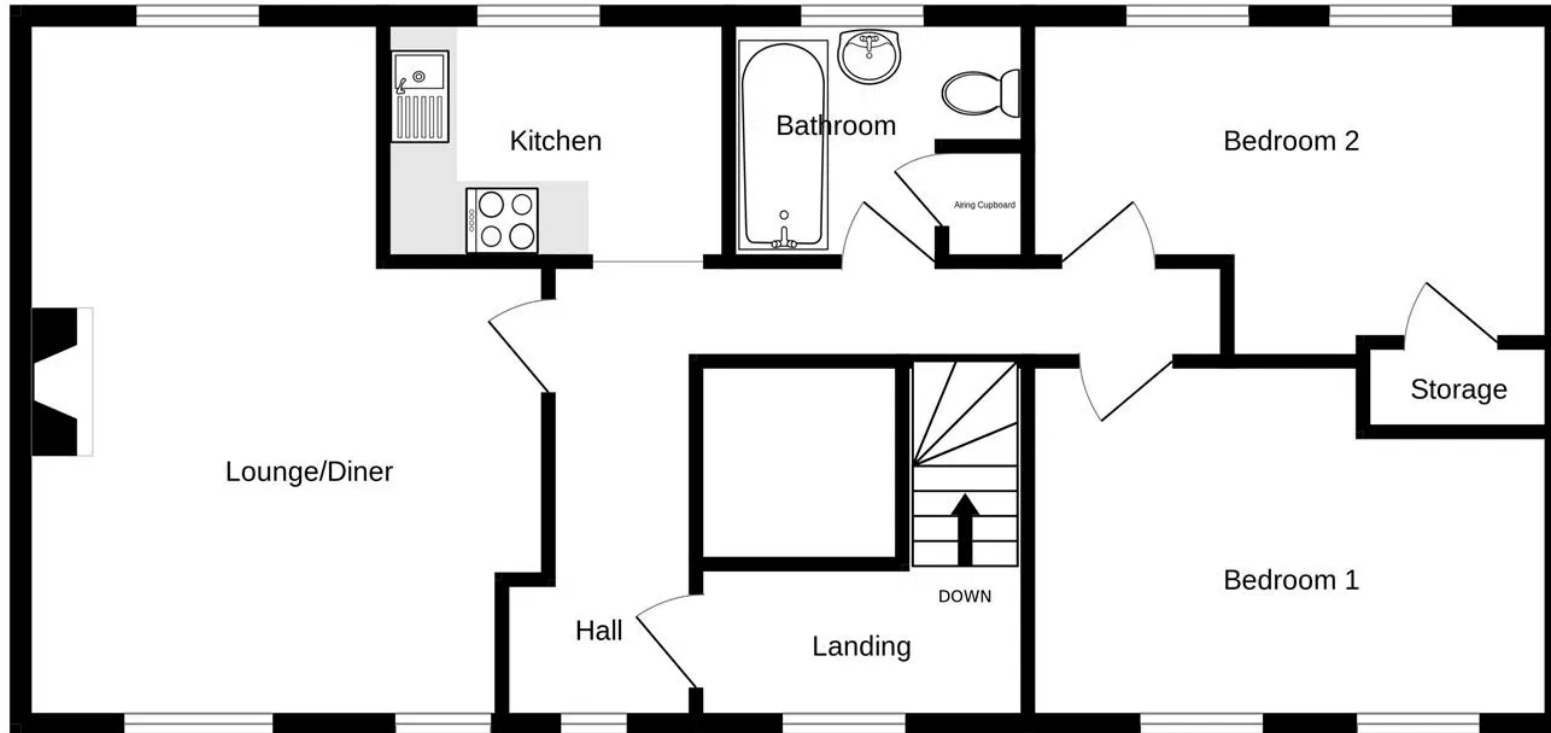
#### **AGENTS NOTE**

Council Tax Band B





GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**Calne Sales**

13 High Street, Calne Wiltshire, SN11 0BS

**01249 813813**

[res.calne@atwellmartin.co.uk](mailto:res.calne@atwellmartin.co.uk)

<https://calne.atwellmartin.co.uk/>