



Linnet Road, Calne, SN11 9RN

Calne

Shared Ownership

£75,000

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

WELL PRESENTED SHARED OWNERSHIP FIRST FLOOR APARTMENT IN POPULAR LOCATION FOR SALE AT 50% OR FULL VALUE

The Property - Communal entrance hallway and stairs leading to the first floor. Once in the apartment there is a long entrance hall providing access to all rooms. On the right you have both bedrooms, with the main bedroom being a double and benefitting from the addition of a inbuilt wardrobe. Opposite the bathroom is of ample size with shower over bath. The open plan living / kitchen / diner is flooded with natural light and plenty of space for everyday living. The kitchen area benefits from mainly base units with a few all units. A single oven, induction hob, extractor fan and stainless steel sink all come built in with allocated space for a fridge freezer and plumbing for a washing machine.

The Grounds - Allocated Car Port to the rear of the building.

Viewings - Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

Situation - Linnet Road is within the popular Lansdown Park development located on the edge of town.

Calne, known as the "Town of Discovery," is located in the heart of the scenic Wiltshire countryside. Rich in history, the town is home to architectural gems like the 12th century St. Mary's Church and offers a perfect blend of heritage and modern amenities. Residents enjoy a weekly market, a variety of leisure facilities, and a range of retail and dining options.

Families and professionals alike benefit from excellent local schools and convenient access to both public and private education. The nearby village of Cherhill is home to the iconic White Horse and Iron Age fort, while the stunning heritage sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey, and the Georgian city of Bath are all within easy reach. Bowood House, with its luxury hotel, spa, golf resort, and landscaped gardens, is also just a short drive away.

Property Information -

Utilities/Services - Mains Electric, Water & Drainage

Council Tax - Band A

Full market value - £150,000

Share % - 50%

Share value - £75,000

Rent - £181.79pcm

Service charge - £154.32pcm







Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

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