





Anson Avenue, Calne SN11 8FU

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Welcome to

Anson Avenue, Calne

Situated on the popular Steeple Chase development, this spacious first-floor apartment offers bright open-plan living with a Juliette balcony, two bedrooms, modern bathroom, communal gardens, off-street parking and easy access to local amenities and green space.

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

The welcoming and light-filled entrance hall provides access to all accommodation and benefits from two useful storage cupboards, a window to the rear aspect, two radiators, smoke alarm and a telephone entry system. Offering excellent storage and practicality, the hallway creates an inviting first impression to this well-presented first-floor apartment.

Open Plan Living Area

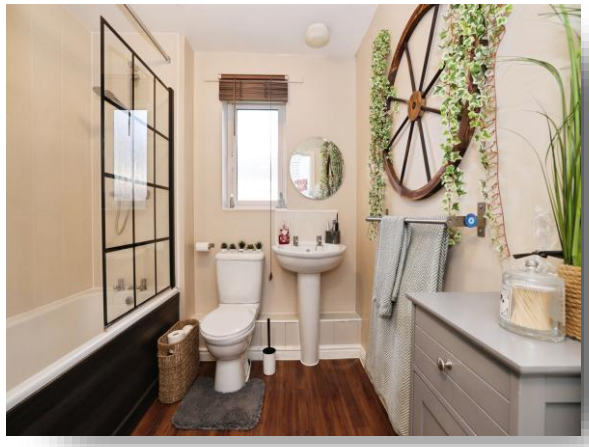
This bright and spacious open-plan living area provides an excellent space for both relaxing and entertaining. The lounge flows seamlessly into the kitchen and benefits from double glazed French doors opening onto a Juliette balcony, allowing an abundance of natural light to flood the room. Further benefits include a radiator and ample space for both living and dining furniture, creating a comfortable and sociable living environment.

Kitchen

The modern fitted kitchen is open plan to the living area and comprises a range of wall and base units with rolled-edge work surfaces over and a useful breakfast bar. A double-glazed window to the rear aspect provides natural light, whilst the stainless steel one-and-a-half bowl sink and drainer is positioned beneath. Integrated appliances include a washing machine and fridge/freezer, together with an electric oven, gas hob, stainless steel cooker hood and matching splashback. Further benefits include a housed central heating boiler and vinyl flooring, creating a practical and stylish space for everyday living.









Bedroom One
Bedroom One is a generously proportioned double bedroom featuring a double glazed UPVC window to the front aspect, allowing plenty of natural light. The room benefits from built-in wardrobes with sliding mirrored doors providing excellent storage, a radiator and television point. A bright and comfortable principal bedroom offering ample space for additional furniture.

Bedroom Two
Bedroom Two is a well-proportioned and versatile room featuring a double glazed UPVC window to the front aspect, allowing for plenty of natural light. Benefiting from a radiator and ample space for bedroom furniture, the room would make an ideal guest bedroom, nursery or home office.

Bathroom
The bathroom is fitted with a white suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC. An obscured double glazed UPVC window to the rear aspect provides natural light and privacy, while partial wall tiling, vinyl flooring, radiator and extractor fan complete this well-appointed and practical bathroom.

Parking
Externally, the property benefits from off-street parking located to the front of the apartment block, providing convenient off-road parking for residents and visitors. The development also enjoys well-maintained communal areas and easy access to nearby green open spaces.

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

Anson Avenue, Calne

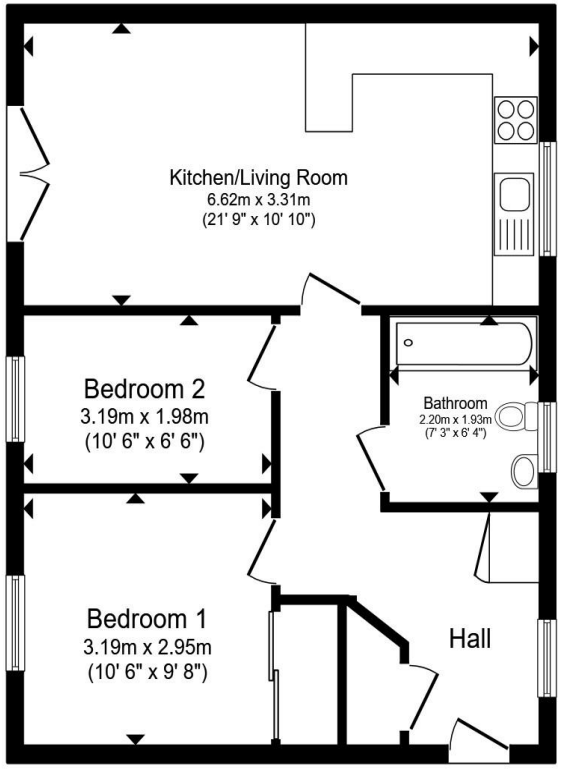
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Spacious First-Floor Apartment
- Sought-After Steeple Chase Development

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 2104.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Total floor area 55.9 m² (601 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:
CLN110219 - 0003

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01249 814681

calne@allenandharris.co.uk

17 High Street, CALNE, Wiltshire, SN11 0BS

allenandharris.co.uk

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