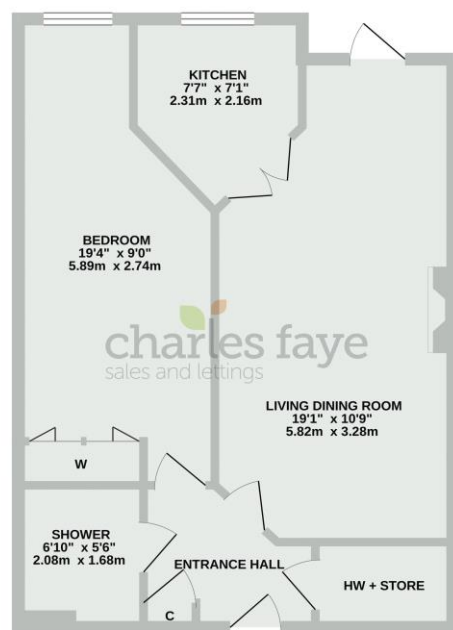


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and bear right at the roundabout into Oxford Road. Continue along and take the fifth turning on the right into Penn Court.



GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.
Made with Metrage 10/05

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	82
		EU Directive 2002/91/EC	
		www.epc4u.com	

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

charles faye
sales and lettings

16 Penn Court, Calne

CHAIN FREE! This well presented retirement apartment is situated on the ground floor of this purpose built development and is a short walk from the town centre and within a few minutes of the bus stop to take you to the neighboring towns. The light, spacious and modern accommodation includes an entrance hallway with a good size storage cupboard and smaller cupboard, a living dining room with a door giving access the rear and views of the communal gardens and a fitted kitchen with integrated appliances. There is a spacious bedroom and a well equipped shower room. The on site facilities include a residents lounge, secure entry system, guest suite, car park, resident house manager, emergency call system and laundry room. The property has been maintained beautifully throughout and an internal viewing is a must!

- Purpose Built Development
- Living / Dining Room
- Well Maintained Communal Gardens
- Guest Suite
- Ground Floor Apartment
- Fitted Kitchen With Appliances
- Resident House Manager
- Large Open Plan Communal Lounge

PROPERTY FRONT

The apartment is accessed via a secure entry phone system.

ENTRANCE HALLWAY

Ceiling coving, door entry phone system, airing cupboard which has been shelved and houses the hot water cistern, storage cupboard, doors to living room, bedroom and shower room.

LIVING DINING ROOM 19' 1" x 10' 9" (5.81m x 3.27m)

Upvc double glazed window to front, ceiling coving, decorative fire surround with modern electric fire, wall mounted night storage heater, upvc double glazed door to front, telephone and television points, glazed panel double doors to kitchen.



KITCHEN 7' 7" x 7' 1" (2.31m x 2.16m)

Upvc double glazed window to rear, fitted with a range of wall and base cabinets with work surface over, tiled splash backs, stainless steel sink unit, integrated eye level electric oven, electric hob with extractor hood over, integrated fridge, integrated freezer, ceiling coving, vinyl tiled flooring.

BEDROOM 19' 4" x 9' 0" (5.89m x 2.74m)

Upvc double glazed window to front, built in wardrobes with mirrored fronts, wall mounted night storage electric heater, television point.

SHOWER ROOM 6' 10" x 5' 6" (2.08m x 1.68m)

Modern fitted suite comprising close coupled w.c., vanity wash hand basin, fully tiled double shower cubicle, tiled walls, shaver point with light, electric wall fan heater and electric towel rail, vinyl flooring.



EXTERNALLY

COMMUNAL GARDENS

There is a delightful communal garden area to the rear of the building which includes a seated area with pergola over.

DEVELOPMENT SPECIFICATION

Residents' Lounge Security Entry System Guest Suite Car Park On Site Communal Gardens Resident House Manager Emergency Call System Lift To All Floors Fire Detection Equipment Laundry Room

SERVICE CHARGE AND LENGTH OF LEASE

SERVICE CHARGE £3228.80. GROUND RENT £197.50
Lease 125 years from 2006

