



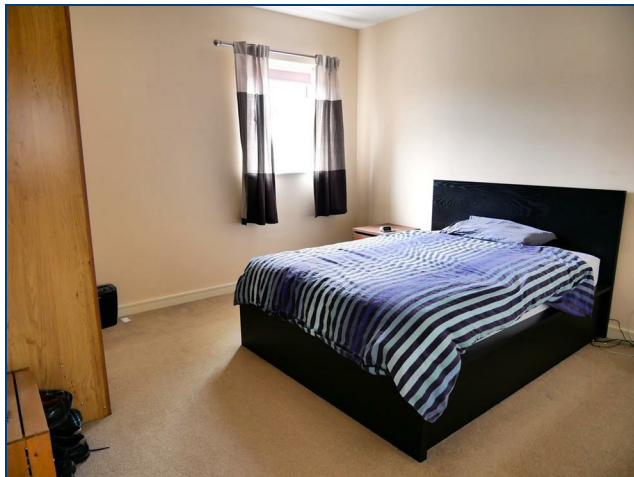
Buzzard Road, Calne
£160,000



Spacious Two Double Bedroom, Top Floor Apartment with Garden Views. This top-floor apartment offers modern living with attractive views over a well-maintained green space. The generous accommodation includes a large open-plan living, dining, and kitchen area, enhanced by a box bay window that fills the space with natural light.

Both bedrooms are well-proportioned doubles, with the master bedroom benefiting from an en-suite shower room. A family bathroom serves the second bedroom and guests. Additional features include a loft space and extra storage cupboards.

Externally, the property enjoys designated off-road parking at the rear, along with additional on-street parking options. Finished to a high standard with modern electric heating and double glazing throughout, this apartment is ideal for professionals, couples, or investors seeking low-maintenance, high-comfort living.



LOCATION

The home is placed on a residential development to the north of Calne centre. Within walking distance is a local primary school, medical centre, leisure centre and a Tesco Express supermarket. The facilities of Calne centre and the new Tesco Superstore are also within easy reach and a flat walk away.

COMMUNAL ENTRANCE HALL

A door entry system gives access to a carpeted communal entrance hall. Private entrance door to the top floor apartment.

TOP FLOOR APARTMENT

Outlined in further detail as follows:

ENTRANCE HALL

A larger than average entrance hall providing access to all the accommodation and a large loft. Fitted with carpet, electric radiator, and multiple double-glazed windows.

LIVING DINING KITCHEN

18'10" x 16'1" (max) (5.74 x 4.90 (max))

An excellent-sized open-plan space offering plenty of room for multiple sofas, a dining table, and additional furniture. The kitchen is well-equipped with matching wall and base cabinets, an electric oven and hob with a discreet extractor hood, space for a tall fridge freezer, and plumbing for a washing machine. Vinyl flooring is fitted in the kitchen area, while the living space is carpeted. Multiple double-glazed windows with a desirable southerly aspect provide plenty of natural light and offer views over the open green space.

PRINCIPAL BEDROOM

11'5" x 11'1" (3.48 x 3.38)

A generously sized double bedroom offering ample space for a large bed, bedside tables, and additional furnishings. The room benefits from fitted carpet, a double-glazed window providing natural light, and access to the en-suite. There is also sufficient wall space to accommodate wardrobes and other storage solutions.

EN-SUITE

7'9" x 5'0" (2.36 x 1.52)

A modern fitted white suite consisting of a double shower cubicle, water closet and wash basin in a matching style. Finished with wall tiling, a heated towel rail and vinyl flooring.

BEDROOM TWO

13'8" x 8'2" (4.17 x 2.49)

Another generous double with space for wardrobes and other furniture. Also fitted with carpet and a double glazed window.

BATHROOM

7'10" x 5'8" (2.39 x 1.73)

A matching white suite consisting of a panel enclosed bath with a shower over and a curtain rail, a water closet, and a wash basin. There is a heated towel rail, wall tiling, a double-glazed window, and vinyl flooring.

PARKING

To the rear of the apartments is a private car park with an allocated space for one vehicle. There is also access to the communal bin store. There is additional on-street parking available in front and to the side of the building.

CLOSE BY GREEN SPACE

To the front is a beautifully maintained green space with open grass that has flower beds to the borders.

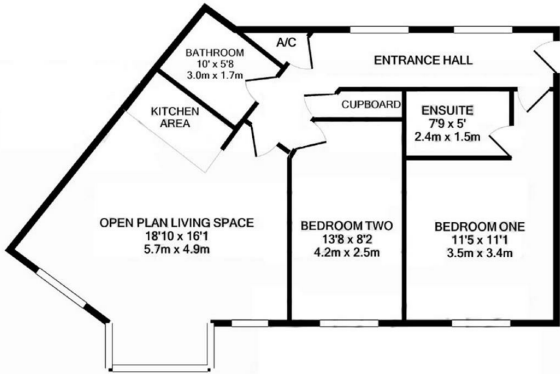
LEASE INFORMATION

Lease Term - 104 Years Remaining

Current Service Charge Payment - £1,720.51

Ground Rent - £125 per year





TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

