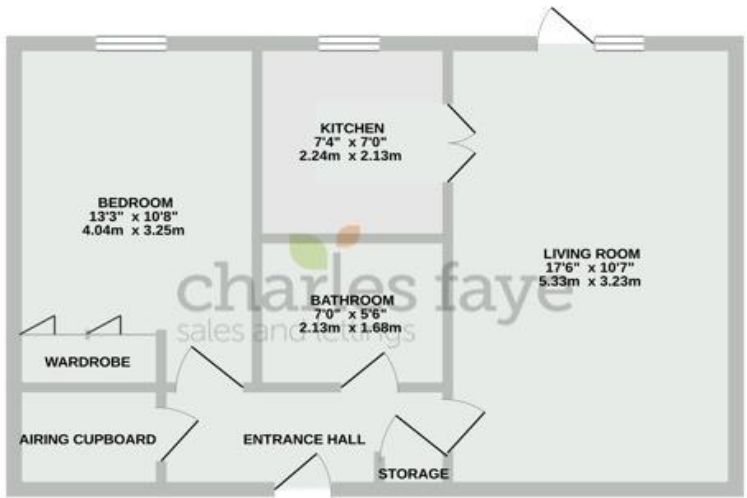


DIRECTIONS TO THE PROPERTY

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
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA - 467 sq.ft. (43.4 sq.m.) approx.
Made with iMagine 3D2024

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



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
SN11 0BS
01249 822555
sales@charlesfaye.co.uk
lettings@charlesfaye.co.uk
www.charlesfaye.co.uk



11 Penn Court
Calne, SN11 8BJ

£120,000

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


charles faye
sales and lettings

11 Penn Court, Calne

CHAIN FREE! A beautifully presented one bedroom ground floor retirement apartment designed to specifically meet the needs of the older home owner. The property has the added benefit of a living dining room with access and delightful views overlooking the beautiful communal gardens and a fitted kitchen with integrated appliances. The spacious double bedroom has a good range of built in wardrobes and drawer units. There is a fully tiled bathroom and an entrance hallway. Also included is the residents lounge, a security entry phone system, guest suite for friends or family, secure car park on site, beautifully maintained private gardens, resident house manager, emergency call system, lift to all floors, fire detection equipment and laundry room. NB - The furniture can be included in the sale, if desired.

- Purpose Built Development
 - Fitted Kitchen With Appliances Overlooking The Gardens
 - Resident House Manager
- One Bedroom Apartment
 - Living Dining Room With Personal Access To The Gardens
 - Guest Suite

PROPERTY FRONT

The apartment is accessed via a secure entry phone system.

ENTRANCE HALLWAY 9' 4" x 4' 0" (2.84m x 1.22m)
Door entry phone system, airing cupboard which has been shelved and houses the hot water cistern, storage cupboard, doors to living room, bedroom and bathroom.

LIVING DINING ROOM 17' 6" x 10' 7" (5.33m x 3.22m)
Upvc double glazed window to rear, decorative fire surround with modern electric fire, wall mounted night storage heater, upvc double glazed door to rear garden, telephone and television points, glazed panel double doors to kitchen.



KITCHEN 7' 4" x 7' 0" (2.23m x 2.13m)
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, vinyl tiled flooring.

BEDROOM 13' 3" x 10' 8" (4.04m x 3.25m)
Upvc double glazed window to rear, built in wardrobes with mirrored fronts, additional over bed cupboards with wardrobes flanking either side of the bed and a range of drawer units, wall mounted night storage electric heater, television point.

BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)
Modern fitted suite comprising close coupled w.c., vanity wash hand basin, panelled bath with shower over, 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.

SECURE PARKING

There is secure gated parking to the front of the development.

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 CHARGES AND LENGTH OF LEASE

Currently there are 104 years and 8 months remaining on the lease and we have been advised that the management charges are in the region of £4000 per year.

