





The Pippin, Calne SN11 8JQ

allen & harris

Welcome to

The Pippin, Calne

- Top Floor Flat
- Two Double Bedrooms
- Lounge/Diner
- Allocated Parking for Residents
-

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 840.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 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.

offers in excess of

£140,000

Lounge/Diner
Window to side aspect and rear aspect, two radiators, carpet.

Kitchen
Tiled floor, electric hob and oven, extractor fan, space for a fridge freezer and washing machine, 1 1/2 sink and drainer.

Landing
Radiator.

Bedroom One
Window to front aspect, storage cupboard, boiler, carpet, radiator.

Bedroom Two
Window to rear aspect, carpet, storage cupboard.

Bathroom
Tiled floor, heated towel rail, bath with shower over, WC, wash hand basin, window to rear aspect.

Parking
Allocated residents parking.

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."







view this property online allenandharris.co.uk/Property/CLN106561

The Property Ombudsman

Property Ref:
CLN106561 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

allen & harris

01249 814681

calne@allenandharris.co.uk

17 High Street, CALNE, Wiltshire, SN11 0BS

allenandharris.co.uk