



Station Road, Calne, Wiltshire, SN11 0HB

**michael
antony**

Station Road, Calne, SN11 0HB

****AVAILABLE IMMEDIATELY**** A modern spacious TWO DOUBLE bedroom second floor Apartment Close, being one of only three apartments, is situated close to Calne Town Centre and adjacent to beautiful area of Castle-fields Park. The accommodation comprises: communal entrance, light and airy open plan lounge/kitchen, two bedrooms with en-suite to master bedroom, bathroom, large storage cupboard, allocated and visitor parking, communal lockable bike store. Available immediately.

- AVAILABLE IMMEDIATELY
- CLOSE TO TOWN CENTRE OF CALNE
- GAS CENTRAL HEATING
- ALLOCATED AND VISITOR PARKING
- COMMUNAL LOCKABLE BICYCLE STORE
- UPVC DOUBLE GLAZING
- ENSUITE TO MASTER BEDROOM

£1,150 pcm



SITUATION

This bright, spacious apartment in a block of just three, is located on the edge of Calne town centre and adjacent to beautiful countryside walks. Open plan living/kitchen area, two double bedrooms, en-suite with double width shower, bathroom, . Excellent storage, parking and bicycle shed. Further benefits include gas central heating and uPVC double glazing. The property is conveniently placed for the A4 and M4 giving good access to Bristol, Bath and Swindon and also nearby Chippenham with its mainline railway station giving a direct service to London.

COMMUNAL ENTRANCE HALL

Secure entrance system, stairs leading to apartment.

ENTRANCE HALL

Door entry intercom, access to large storage cupboard, radiator.

LIVING AREA / KITCHEN

20' 9" x 12' 8" (6.33m x 3.87m) LIVING AREA: uPVC double glazed window to front, doors to Juliet Balcony, tv points, radiators.

KITCHEN AREA:

Wall and floor units, stainless steel sink with mixer tap, electric oven, hob and extractor, integrated washer/dryer. Space for fridge freezer.

MASTER BEDROOM

12' 2" x 10' 3" (3.72m x 3.13m) uPVC double glazed window to front, radiator, door to ensuite.

EN-SUITE

6' 3" x 5' 9" (1.93m x 1.77m) Low level wc, wash hand basin and double shower cubicle. Shaver point, heated towel rail.

BEDROOM 2

7' 7" x 10' 3" (2.32m x 3.13m) uPVC double glazed window to front, radiator.

BATHROOM

6' 5" x 6' 6" (1.97m x 2.00m) Bath with hand held shower attachment, wash hand basin and wc. Heated towel rail.

OUTSIDE

One allocated parking space.
Visitor parking
Access to lockable bicycle store (for just the 3 apartments)
Access to lockable bin store

COUNCIL TAX

Band 'C'

FEES

A holding deposit of 1 week's rent of £264.00 is applicable

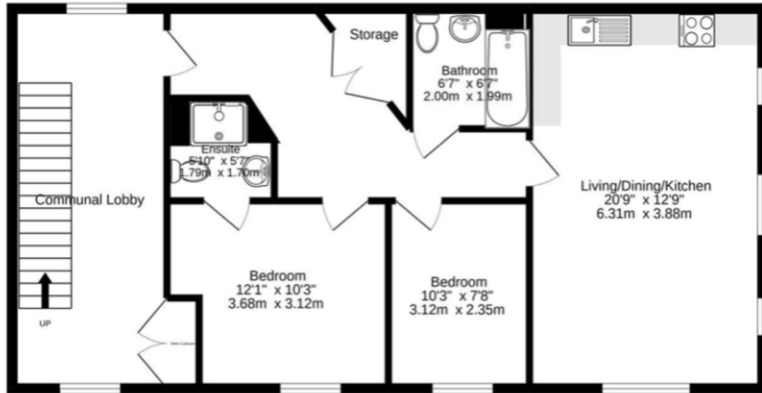
Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,326.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is for information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/22



64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

www.michaelantony.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.