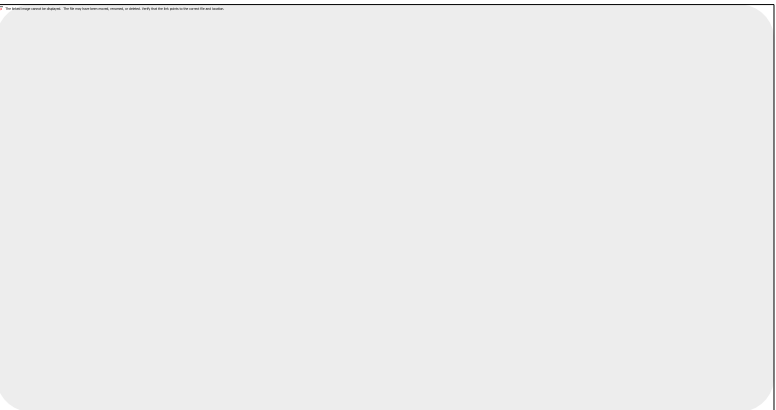
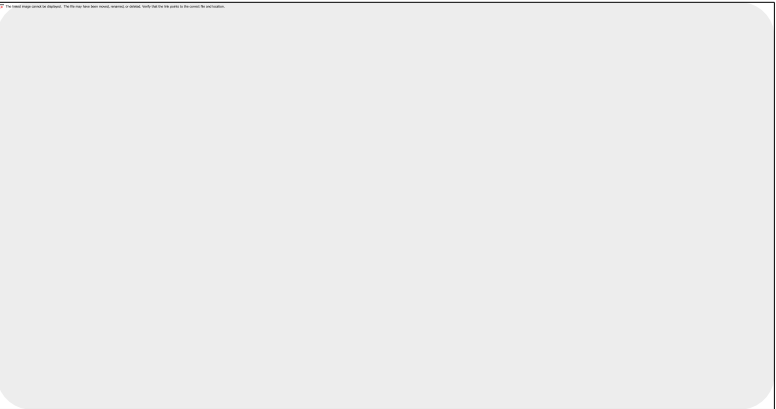
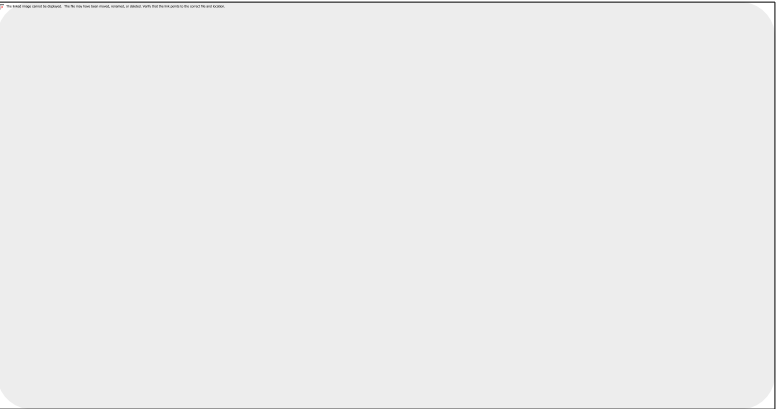


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout on to North Street. Follow the road along and at the next roundabout turn right on to Zander Road. Take the second turning on the right in to Grayling Close which leads in to Minnow Close. The apartment can be found a little way along on the right hand side.



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.

USING CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

The office is locally owned and managed by Louise Burrows and her friendly, professional staff. Our aim is to provide the historic market town with an efficient service that is founded on traditional values of professionalism and integrity.

Quality of service is our hallmark and we know the importance of providing this in an effective, responsive and highly professional manner. So whatever your property needs are, talk to us to obtain the best possible advice on all property matters.

People and property are always at the heart of what we do. Whatever your circumstances, you can be assured that we will work hard to meet your needs.

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



10 Minnow Close
Calne SN11 9QX

Monthly Rental Of
£675

Date printed: 28 May 2015



PROPERTY DESCRIPTION

A fantastic modern apartment with the benefit of low maintenance charges and gas central heating. The property is situated on the popular Lansdowne Park development and is presented in good order throughout and is being sold with a tenant in situ. The accommodation boasts a spacious entrance hallway, dual aspect living room, separate kitchen/breakfast room, two double bedrooms and modern fitted bathroom. There is an allocated parking space to the rear of the property.

SUMMARY

- | | |
|---------------------------|------------------------------|
| ▪ Modern Apartment | ▪ Low Maintenance Charges |
| ▪ Dual Aspect Living Room | ▪ Separate Kitchen/Breakfast |
| ▪ Two Double Bedrooms | ▪ Allocated Parking |
| ▪ Gas Central Heating | ▪ Tenant in Situ |

Sales

Lettings

Management

ACCOMMODATION

PROPERTY FRONT

Secure entry phone system leading to first floor apartment.

ENTRANCE HALLWAY

Airing cupboard housing pressurised hot water system, radiator, panelled doors to all accommodation.

LIVING ROOM 14' 2" x 13' 2" (4.31m x 4.01m)

Upvc double glazed windows to front and side, television and telephone point, radiator, panelled door to kitchen.

KITCHEN/BREAKFAST ROOM 10' 7" x 7' 2" (3.22m x 2.18m)

Upvc double glazed window to side, fitted wall and base units with complementary roll edge work surfaces over, stainless steel 1.5 bowl sink unit, tiled splash backs, built in oven, 4 ring gas hob with extractor chimney over, integrated washer/dryer, space for fridge/freezer, television point, radiator, vinyl flooring.

BEDROOM ONE 12' 2" x 10' 3" (3.71m x 3.12m)

Upvc double glazed window to front, television point, radiator.

BEDROOM TWO 10' 8" x 10' 8" (3.25m x 3.25m)

Upvc double glazed window to side, television point, radiator.

BATHROOM

Upvc double glazed obscure window to rear, fitted suite comprising low level w.c., pedestal wash hand basin, panelled bath with mixer shower attachment over, tiled surrounds, extractor fan, shaver point, radiator.



EXTERNALLY

ALLOCATED PARKING

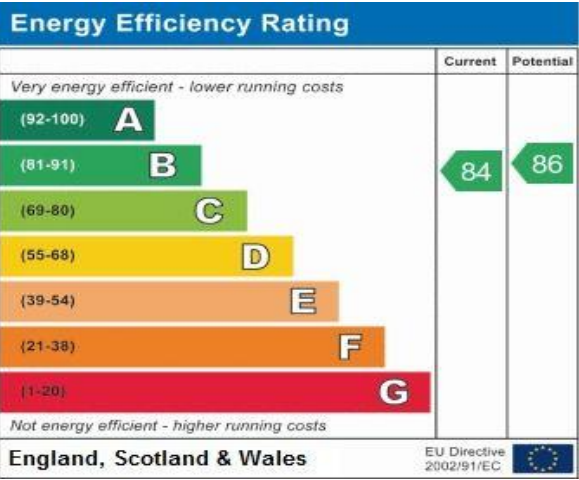
There is one allocated parking space to the rear of the property.

MANAGEMENT COMPANY

There is a monthly charge of £10.00 per month payable to Avebury Mews Management Company No 1 Ltd to cover maintenance issues and buildings insurance.



ENERGY EFFICIENCY RATING



USEFUL INFORMATION

More photographs and other information may be available for this property to view on our website. To access these details go to www.charlesfaye.co.uk and from the home page insert the following code **LSO01140** into the Ref# box on the home page to go straight to this property. Alternatively use the QR code on your smart phone.

COUNCIL TAX BAND

The council tax band for this property is band B

ADDITIONAL INFORMATION

Please note that all measurements are approximate and that we have not tested any of the fixtures and fittings within the property,

FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

VIEWING THE PROPERTY

All viewings must be made through Charles Faye only. Our normal office hours are Monday to Friday 0900 – 1730 and Saturdays 0900 – 1600. Sundays and evenings by prior appointment.

