Duplex 3, Lower Quemerford, Quemerford, Calne, Wiltshire, SN11 8JS

michael antony

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AVAILABLE 12TH JANUARY 2026. This open plan duplex apartment is located within Quemerford Mill on the outskirts of Calne. Finished to a very high standard the apartment offers spacious accommodation for a professional person. The property benefits from white goods, underfloor heating and allocated parking. 2024.

- AVAILABLE 12TH JANUARY 2026
- PERIOD FEATURES
- AMPLE PARKING
- LARGE COMMUNAL GARDEN

£850 pcm

GROUND FLOOR:

ENTRANCE
Leading into main living area, a door enters the wet room and a cupboard houses the washing machine and tumble dryer.

WET ROOM
11' x 5' 3" (3.35m x 1.60m) 11' x 3' 10" (3.35m x 1.17m) A fully tiled contemporary wet-room with large shower area, wash hand basin and low level wc. A large ladder radiator.

KITCHEN AREA
11' 9" x 7' (3.58m x 2.13m) Bespoke fitted kitchen with a range of hand-made wall and base units. Integrated single oven, microwave and dishwasher, free standing fridge / freezer. 5 ring gas hob, extractor. Granite worktops with an inset Belfast style sink with waste disposal built in.

SITTING ROOM AREA
25' 4" x 10' 1" (7.72m x 3.07m) Fabulous bright room with high level windows with shutter. A spiral staircase leads to the mezzanine loft bedroom

LOFT FLOOR:

BEDROOM
12' 9" x 16' 1" (3.89m x 4.90m) Oak flooring with windows overlooking the rear of the mill. Large cupboard houses the boiler and under floor heating controls

COUNCIL TAX
Band 'A'

FEES
A holding deposit of 1 week's rent of £195.00 is applicable
Rent is paid per calendar month advance
A deposit of 5 week's rent of £980.00 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

NO EPC REQUIRED

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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.