

for sale

£77,500



Woodroffe Square CALNE SN11 8PW

A well-presented two-bedroom apartment offered on a 50% shared ownership basis, providing an affordable opportunity to step onto the property ladder in a popular and well-connected residential location.



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Description

A well-presented two-bedroom apartment offered on a 50% shared ownership basis, providing an affordable opportunity to step onto the property ladder in a popular and well-connected residential location.

The apartment is accessed via a communal entrance and offers bright, well-planned accommodation throughout. Internally, the property comprises an entrance hall with useful storage, a spacious open-plan living/dining area with ample room for both relaxing and entertaining, and a fitted kitchen with a range of units and work surfaces.

There are two bedrooms, including a comfortable main bedroom and a second bedroom suitable for guests, a home office or additional living space. A modern bathroom completes the accommodation.

Further benefits include allocated parking, double glazing and

efficient heating, making the apartment both practical and cost-effective to run.

Woodroffe Square is conveniently located close to local amenities, green spaces and transport links, with easy access to nearby town centres and commuter routes. The shared ownership scheme allows a purchaser to buy 50% of the property while paying a subsidised rent on the remaining share, making it ideal for first-time buyers or those looking for a more affordable home.

A fantastic opportunity to acquire a modern two-bedroom apartment through shared ownership in a desirable residential setting.



Entrance Hallway

Built in cupboards. Doors to all rooms.

Lounge Diner Kitchen

Windows to the side. French doors to the rear.

Kitchen Area

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Plumbing for washing machine. Space for fridge/freezer.

Bedroom One

Window to front.

Bedroom Two

Window to front.

Bathroom

Suite comprising low level WC, wash hand basin with vanity unit and bath with shower over.

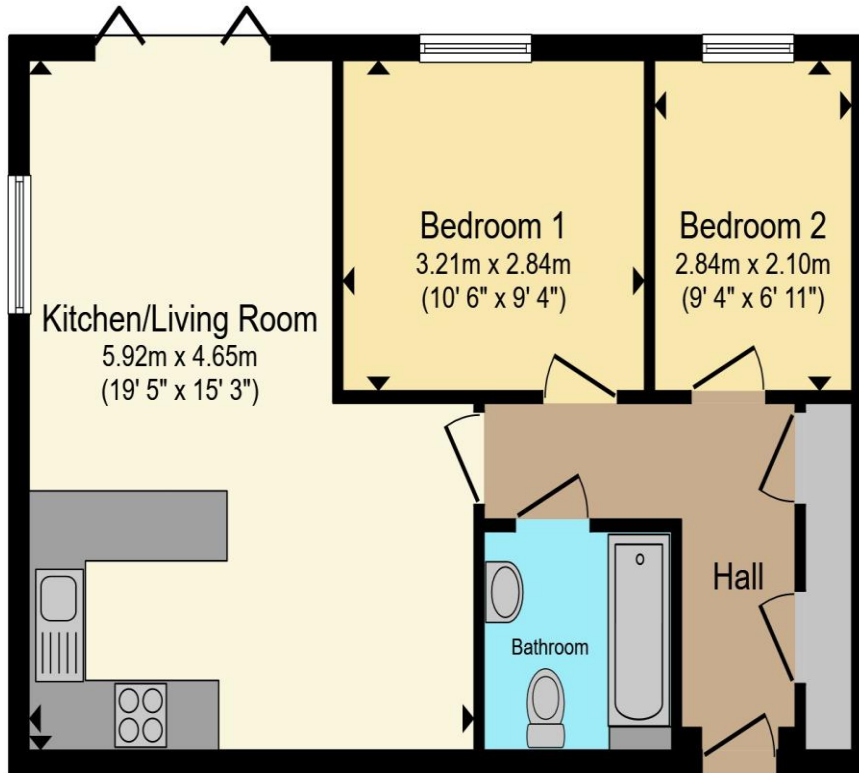
Outside

Allocated parking.

Small Garden

Small garden laid to decorative stone bordered by mature hedging.





Total floor area 51.7 m² (557 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM306594 - 0008

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1358.04

Ground Rent: Ask Agent

view this property online
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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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