



**Minnow Close, Calne**  
**£175,000**



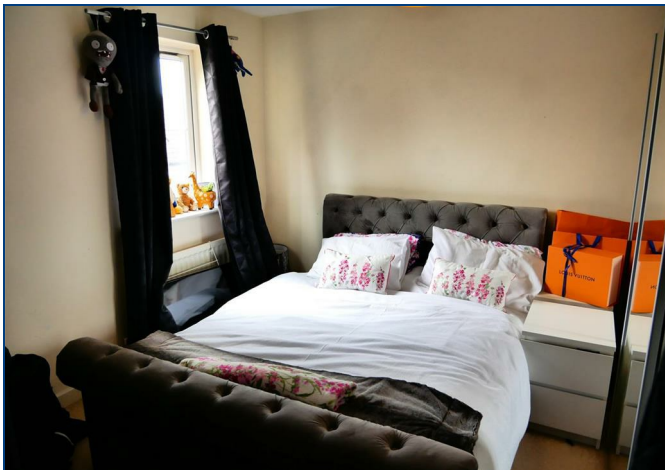
## Minnow Close, Calne £175,000

No Chain & Share of Freehold! A rare opportunity to purchase a share of freehold apartment on the popular Lansdowne Park Development.

Built by Crest Nicholson and placed on the 2nd floor of a quiet building with only two other apartments, this home is certainly a must see.

The home offers two double bedrooms, a dual aspect living/dining room, kitchen and family bathroom with off-road parking to complement.

Gas central heating and double glazing throughout.



## Location

The home is placed on a residential development to the north of Calne centre. Within walking distance is a local primary school, medical centre, leisure centre and a Tesco Express supermarket. The facilities of Calne centre and the Tesco and Lidl Superstore are also within easy reach and a flat walk away.

## Communal Entrance and Hallway

A door entry system gives access to a carpeted communal entrance hall. Private entrance door to the second floor apartment.

## Entrance Hall

Upon entering the home, the entrance hall gives ample space for storage furniture and doors lead through to the living room, bathroom, both double bedrooms and the airing cupboard.

## Living Dining Room

14'4 x 13'6

An airy and bright dual aspect room with plenty of space allowed for a selection of lounging and dining furniture. A door gives access to the kitchen.

## Kitchen

11'3 x 7'3

Fitted with a range of wall and base cabinets in a grooved, shaker style. Inset to the units are an electric oven with gas hob over and a one and a half sink with a drainer with a window above. Space and plumbing has been allowed for a washing machine and fridge/freezer.

## Master Bedroom

12'3 x 10'3

Ample space allows for a king sized bed, bedside tables and further storage furniture. A window gives plenty of natural light.

## Bedroom Two

11'6 x 10'9

Another spacious double room, with space for a double bed and further storage/display furniture.

## Bathroom

7'9 x 7'1

A modern white suite consisting of a pedestal wash basin, W.C and bath with a shower over. Privacy window.

## Off Road Parking

A courtyard to the front of the building offers allocated space for one vehicle.

## N.B

The home is share of freehold and has the great benefit of a 978 year lease.

Please contact Butfield Breach at 01249 821110 for further details

