



**Oxford Road, Calne**  
**£99,950**



For sale with VACANT POSSESSION and NO CHAIN! This second floor one-bedroom apartment forms part of a retirement development enjoying landscaped gardens and lovely views. The residents have access to a wonderful communal lounge, impressive halls, a laundry room, lift and the bonus of gated parking. The living room, bedroom and shower room of the apartment are an excellent size and there is a fitted kitchen plus a spacious hall with two storage cupboards. The development has a manager, security system and the property is double glazed and has electric heating. The development is aimed at the active over 60's and residents have regular social events throughout the year. The facilities of Calne centre are within easy reach and there is a regular bus service that passes the development connecting Chippenham and Swindon rail stations.



## **CALNE AND SURROUNDING AREA**

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets, and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and Dental surgeries with three leisure centers with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

## **LOCATION**

Penn Court Retirement Apartments are situated within easy reach of the facilities of the town centre and there is a regular bus service that passes the development connecting Chippenham and Swindon rail stations.

## **THE APARTMENT**

Situated on the second floor, outlined as follows in a little more detail;

### **ENTRANCE HALLWAY**

The carpeted entrance hall has doors that lead to the living/dining room, bedroom and shower room. There is a deep storage cupboard where the boiler is housed and a further storage cupboard where the meters and fusebox are located. Door entry system. Emergency pull cord.

## **LIVING/DINING ROOM**

**19'02 x 10'08 (5.84m x 3.25m)**

This room has the focal point of a wood veneer fire surround with an electric coal effect fire. Two double glazed windows look out to the front, with far reaching views of the countryside surrounding the town. Storage heater. The room offers space for a number of sofas, dining table, chairs and further furniture. Fitted with carpet. Glazed French doors open to the kitchen. Emergency pull cord.

### **FITTED KITCHEN**

**7'10 x 7'07 max (2.39m x 2.31m max)**

A fitted kitchen comprising a selection of wall and floor cabinets with laminate work surfaces. Integrated is an under-counter fridge and under-counter freezer, halogen hob, extractor hood and recently fitted mid-height fan oven. Wall mounted fan heater. Inset stainless steel sink and drainer beneath a double glazed window with lovely views out over the surrounding area. Vinyl flooring and wall tiling. Emergency pull cord.

## **BEDROOM**

**18'08 x 9'02 (5.69m x 2.79m)**

This carpeted room has ample space for a super king sized bed, alongside bedside tables and other furniture. Double built-in wardrobe with bi-fold mirrored doors. Storage heater. Window viewing out to the front with far reaching views. Emergency pull cord.

## **SHOWER ROOM**

**6'10 into shower x 5'07 (2.08m into shower x 1.70m)**

The bathroom has a recently fitted double walk-in shower with sliding glass door. Fully tiled with grab rails. Pedestal water closet and wall hung wash basin set within a vanity unit with cupboards beneath. Extractor fan and wall hung fan heater. Heated towel radiator. Fitted with carpet. Emergency pull cord.

## **RETIREMENT COMPLEX FACILITIES**

In a little more detail as follows:

### **ENTRANCE HALL AND OFFICE**

Between the front door and the communal lounge door, there is an office where the manager is situated. Hallways lead to the apartments and stairs or lift is available to access the upper floors.

### **COMMUNAL LOUNGE**

A very large communal lounge is found on the ground floor between the entrance hall and the communal garden. The space is created to make a relaxing and social area for the residents. There are sofas, armchairs and tables, doors to the garden, a fireplace and a kitchen. This communal area is used for various activities as organised by the residents or manager.

### **GUEST SUITE**

There is a guest suite located on the main floor for visitors and/or family. Available on a first come first serve basis, the suite is an excellent alternative for visitors.

### **LAUNDRY AND LIFT**

Residents have use of the communal laundry area where there are multiple washing machines and dryers. A lift connects the three floors.

### **LANDSCAPED COMMUNAL GARDENS**

A landscaped garden which all users of the building can enjoy. The garden is quite peaceful and has a seated area with pergola over.

### **GATED PARKING**

In front of the development is a gated parking area for the residents.

### **COUNCIL TAX BAND**

Council Tax Band B







| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |
|                                             |         |                            |

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.