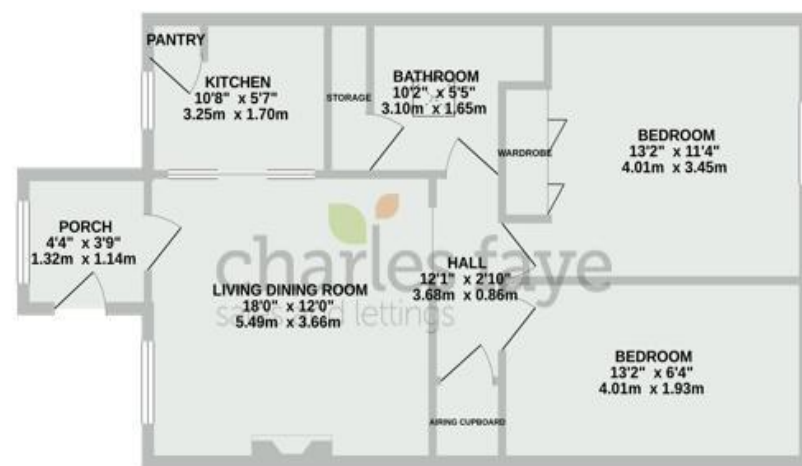


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and go straight across at the roundabout in to North Street. Take the first turning on the right in to Bryans Close Road and follow the road along which eventually leads into Hungerford Road. Take the third turning on the right in to William Street and the property can be found a short way along above the small parade of shops.



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.
Made with Metrage 0.020

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.



VIEW ONLINE



CHARLES FAYE

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

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

FINANCIAL ADVICE

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

COUNCIL TAX BAND

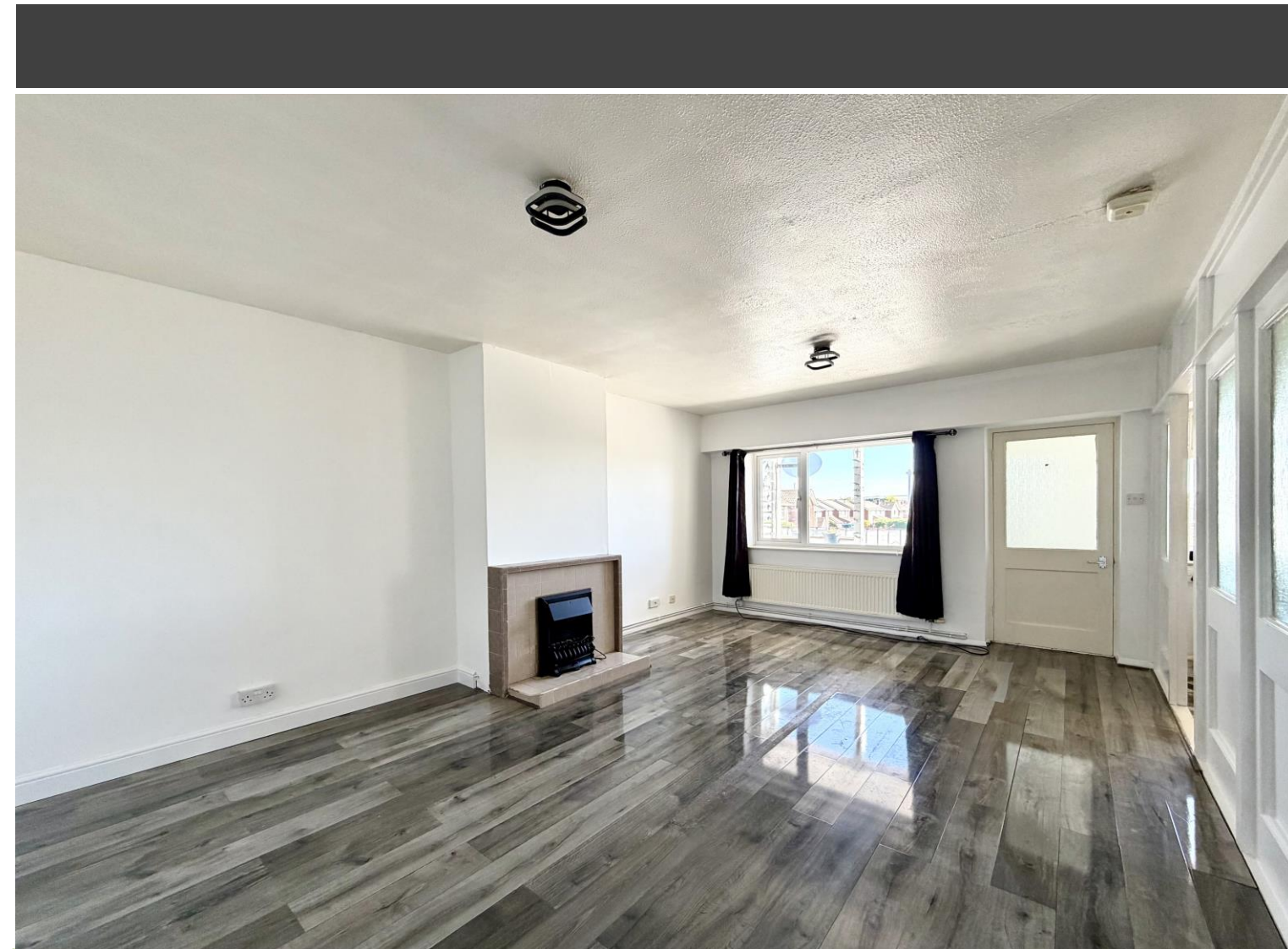
The council tax band for this property is band A

PROPERTY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		50	70

England & Wales EU Directive 2002/91/EC
www.epc4u.com

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



'People & property are always at the heart of whatever we do'


charles faye
sales and lettings

11a William Street, Calne

CHAIN FREE! Spacious first floor apartment with parking and outdoor space. This generously proportioned first floor apartment offers bright and versatile living throughout, making it an excellent opportunity for both first time buyers and investors alike. The property features a spacious 18' x 12' living and dining room, perfect for relaxing or entertaining, alongside a separate, well-appointed kitchen. There are two good sized bedrooms, with the principal bedroom benefiting from a large built-in wardrobe. The bathroom is complemented by a substantial storage cupboard, adding valuable practicality. Externally, the apartment enjoys access to outdoor space, as well as an allocated parking space to the rear. Offered to the market chain free, this property is ready for a smooth and straightforward purchase. Early viewings are highly recommended to fully appreciate the space and potential on offer.

- **First Floor Apartment**
- **Two Double Bedrooms**
- **Outside Space**
- **Gas Central Heating**
- **18' x 12' Living Dining Room**
- **Fitted Kitchen**
- **Balcony With Far Reaching Views**
- **Parking**

PROPERTY FRONT

The property is accessed via stairs to the rear of the apartments. Upvc entrance door and small outside sitting area.

ENTRANCE PORCH

Upvc entrance door, radiator, door leading into living dining room.

LIVING DINING ROOM 18' 0" x 12' 0" (5.48m x 3.65m)

Upvc double glazed window to front, feature tiled fireplace with hearth, television and telephone point, two radiators, wooden flooring, opening into kitchen and inner hallway.



KITCHEN 10' 8" x 5' 7" (3.25m x 1.70m)

Upvc double glazed window to front, fitted with a range of matching wall and base cabinets with work surfaces over, stainless steel single sink unit, tiled splash backs, free standing electric cooker, space and plumbing for washing machine, space for under counter fridge, pantry style cupboard.

INNER HALLWAY 12' 1" x 2' 10" (3.68m x 0.86m) Into Airing Cupbrd

Doors leading to all bedrooms and bathroom, fitted cupboard housing boiler, wood flooring.

BEDROOM ONE 13' 2" x 11' 4" (4.01m x 3.45m)

A light and spacious room with upvc double glazed window to rear, fitted double wardrobe, radiator.

BEDROOM TWO 13' 2" x 6' 4" (4.01m x 1.93m)

Upvc double glazed window to rear, loft hatch, boarded, radiator.



BATHROOM 10' 2" x 5' 5" (3.10m x 1.65m)

Sky light, fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath, with mixer tap shower over, tiled surrounds, radiator, large storage cupboard, vinyl flooring.

EXTERNALLY

The property offers a parking space to the rear. There are two small areas outside the front door which may be used for plant pots etc.

MANAGEMENT CHARGES

There are 87 years remaining on the lease. Ground rent is £100 per year The service charge is £1008 per year

