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Flat 7, St Margaret House Church Street, Calne, Wiltshire, SN11 0HZ

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Price Guide £219,950

OFFERED WITH NO ONWARD CHAIN-Occupying a sought-after position within Calne's charming Heritage Quarter, this attractive first-floor apartment offers a wonderful blend of character and contemporary living, just a short stroll from the town centre.

- Central Heritage Quarter location
- First-floor apartment in a character building
- Two generous double bedrooms
- Principal bedroom with en-suite shower room
- Bright open-plan kitchen/living/dining room
- Attractive views towards St Mary's Church
- Modern kitchen with Butler sink and integrated appliances
- Secondary bathroom with shower over bath
- Walking distance to shops, cafés and amenities
- No onward chain

Leasehold

EPC Rating C

Enjoying an enviable position in one of Calne's most picturesque settings, this beautifully presented first-floor apartment combines historic character with contemporary comfort, all within easy reach of Calne town centre amenities.

Set within an elegant period building, the property has been freshly redecorated throughout and offers bright, spacious accommodation.

The property offers a spacious open-plan kitchen, living and dining area. Tall sash-style windows flood the room with natural light while framing delightful views towards the iconic St Mary's Church spire, creating a charming backdrop.

The modern kitchen has seen minimal use and features a stylish Butler sink, sleek induction hob, integrated appliances, and a thoughtfully designed layout that maximises both space and practicality.

The apartment offers two generous double bedrooms, including a principal bedroom with a contemporary en-suite shower room. A separate family bathroom, complete with a shower over the bath, provides additional convenience for visiting friends or family.

Offered to the market with no onward chain apartment represents an excellent opportunity for first-time buyers, downsizers, investors, or anyone seeking a low-maintenance home in a highly desirable central location.

Situation
Calne, known as the "Town of Discovery", is nestled in the heart of the Wiltshire countryside and offers an appealing blend of rich heritage and modern convenience. The town is home to a number of historic landmarks, including St Mary's Church, a striking 12th-century parish church that remains a focal point of the community.

Today, Calne provides a wide range of amenities, including supermarkets, independent shops, sports and leisure facilities, a library, and both state and private schooling for all ages.

Just beyond the town lies the picturesque village of Cherhill, renowned for its dramatic White Horse carved into the chalk hillside beneath an Iron Age hillfort. The area is also ideally placed for exploring some of the country's most celebrated attractions, including the UNESCO World Heritage Sites of Avebury and Stonehenge, as well as Silbury Hill, Lacock Abbey, and the elegant Georgian city of Bath.

Nearby, the magnificent Bowood House and Gardens offers a stunning parkland setting, together with a luxury hotel, spa, and championship golf course, providing exceptional leisure opportunities right on the doorstep.

Council Tax Band; B

Leasehold: 125 Year Lease, 125 Years Remaining Upon Completion of Sale

Mains Services

Gas Central Heating

EPC Rating; C

Disclaimer 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 firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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