

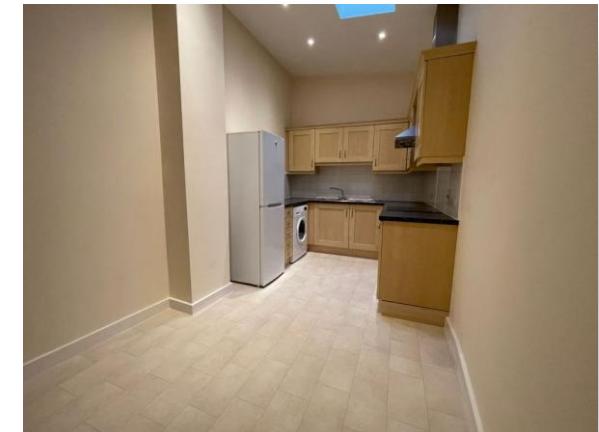


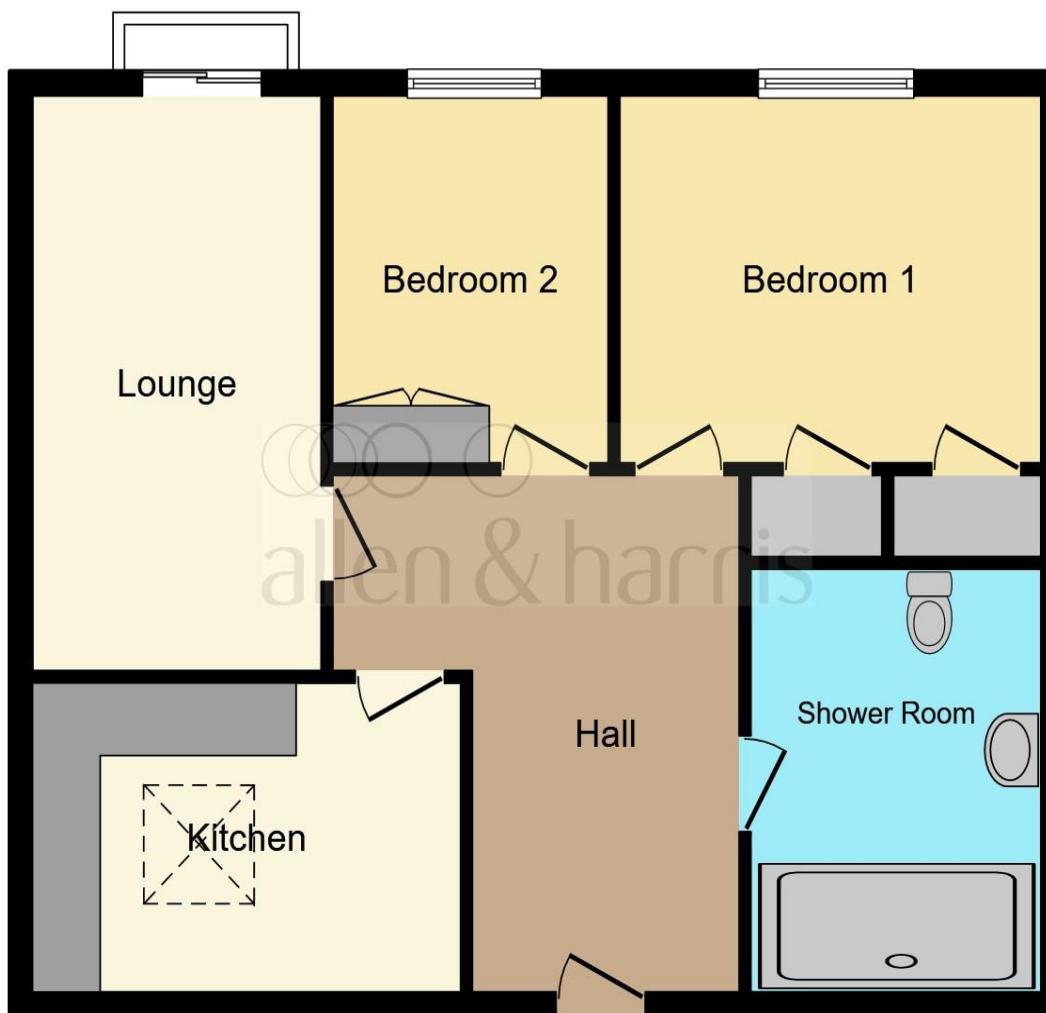
**Harrier Close, Calne SN11 9UT**

**welcome to**

**Harrier Close, Calne**

An apartment with two double bedrooms ideally located near to the local amenities, with easy access to popular routes along the A4 and M4. This property is in great condition and offers generous living accommodation throughout. Call today and book a viewing to not miss out!





### Entrance Hall

### Lounge

17' 3" max x 9' 11" max ( 5.26m max x 3.02m max )

### Kitchen/Diner

16' 4" max x 7' 8" max ( 4.98m max x 2.34m max )

### Bedroom One

13' 1" max x 10' 4" max ( 3.99m max x 3.15m max )

### Bedroom Two

13' 6" max x 8' 7" max ( 4.11m max x 2.62m max )

### Bathroom

### Parking

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Harrier Close, Calne

- Two DOUBLE Bedrooms
- Allocated Parking
- Generous Living Space
- NO CHAIN!
- Underfloor Heating Throughout

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 510.60

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£140,000**



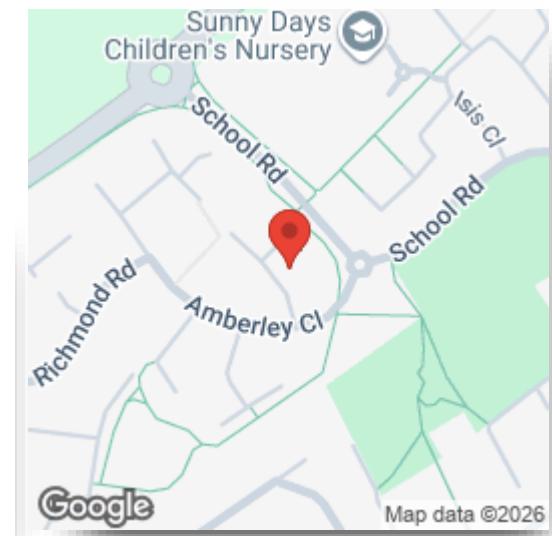
**view this property online** [allenandharris.co.uk/Property/CLN109659](http://allenandharris.co.uk/Property/CLN109659)

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
CLN109659 - 0003

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property



**01249 814681**



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 0BS



[allenandharris.co.uk](http://allenandharris.co.uk)