



Anson Avenue, Calne SN11 8FU

welcome to

Anson Avenue, Calne

- NO ONWARDS CHAIN
- First Floor Apartment
- Two Double Bedrooms
- Open Plan Living Space
- Communal Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1029.99

Ground Rent: 440.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000

In a sought after courtyard setting, close to a green area with a play park, this spacious two bedroom apartment is a must see! It further benefits from being offered for sale with NO ONWARDS CHAIN..

Calne is a historic market town set in the beautiful county of Wiltshire, with many different attractions Calne has a lot to offer. The town is highly desired and is the perfect escape to the country location, yet still contains all the local amenities needed! With each side of Calne having its own benefits, there is always the right home for you wherever you need it. There are quick links with access to popular commuter routes to the A4 and M4 Corridor aiding smooth travels around the country and further afield. As well as this, the direct train to London Paddington is in nearby Chippenham which can be accessed on the regular bus routes to both Swindon and Chippenham. With the local schools obtaining 'Outstanding' Ofsted results, family life is perfect for Calne as well as the activities to get involved in. This unique town is beginning to grow and develop with amenities such as a large Tesco, independent restaurants and shops. Sporting activities are easily accessible with the gyms, swimming pools and local sports teams.

Entrance Hall

Lounge/Kitchen

20' 8" max x 11' max (6.30m max x 3.35m max)

Bedroom One

12' 8" max x 9' 6" max (3.86m max x 2.90m max)

Bedroom Two

10' 4" max x 6' 4" max (3.15m max x 1.93m max)

Bathroom

Parking

Communal Garden

view this property online allenandharris.co.uk/Property/CLN110030



Property Ref:

CLN110030 - 0004

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.



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