



High Street, Calne SN11 0BS

Welcome to

High Street, Calne

New to the Market! A beautifully refurbished Grade II Listed one-bedroom apartment in a secluded yet central Calne location. Featuring a spacious open-plan kitchen and living area, modern bathroom, and No Onward Chain. Call today to arrange your viewing!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entrance to this charming one-bedroom apartment, ideally situated in a central position within the popular Wiltshire market town of Calne, is via a secure entrance door leading into the welcoming entrance hall. The hall provides access to all accommodation and benefits from a telephone entry system, smoke detector, and space for coats and shoes, creating a practical introduction to the property.

Living Room / Kitchen

The lounge area is a light and spacious room, enjoying a characterful sash window to the front aspect that fills the space with natural light. There is ample room for lounge furniture, making it an inviting area to relax and unwind. Additional features include a television aerial point, telephone point, gas central heating boiler, and a radiator.

The kitchen area is fitted with a range of wall and base units complemented by wood-effect work surfaces and tiled splashbacks. There is a stainless steel sink and drainer with mixer tap, integrated electric oven, electric hob with extractor hood over, plumbing for a washing machine, and space for an under-counter fridge. The kitchen area also benefits from inset spotlights and durable lino flooring, providing a practical and attractive space for everyday cooking and meal preparation.

Bedroom

The bedroom is generous in size and enjoys a characterful sash window to the front aspect, allowing plenty of natural light to flow through. Offering ample space for a double bed and additional bedroom furniture, this comfortable room also benefits from a television aerial point and a radiator.





Bathroom

The bathroom is fitted with a low-level WC, wash hand basin with shaver point and illuminated mirror above, and a bath with shower over and glazed shower screen. Further benefits include an extractor fan, inset spotlights, part-tiled walls with matching tiled flooring, and a chrome ladder-style heated towel rail, creating a stylish and practical space.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Welcome to

High Street, Calne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Grade II Listed Apartment
- Open Plan Living Accommodation

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 1800.00

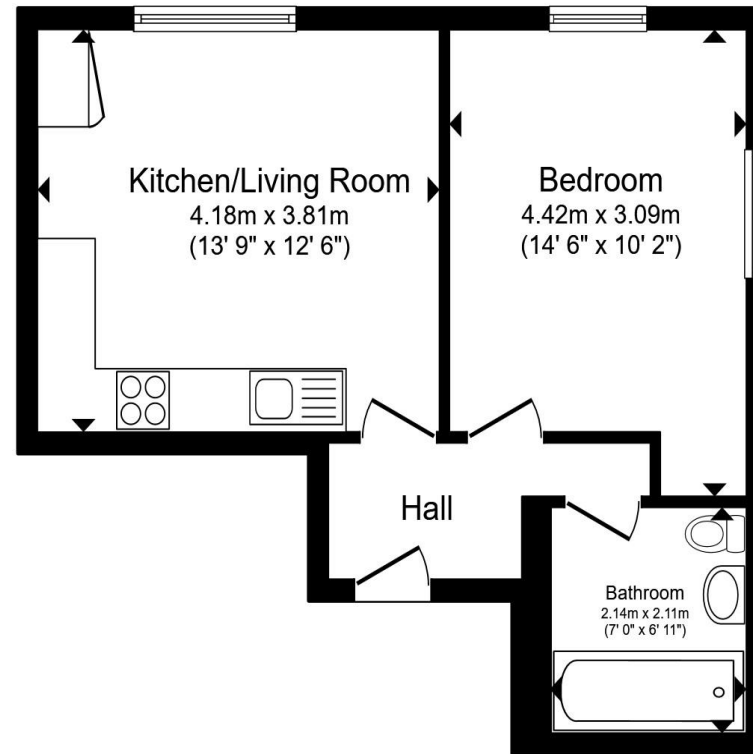
Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2012.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000



Total floor area 37.4 m² (402 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
CLN110099 - 0002

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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