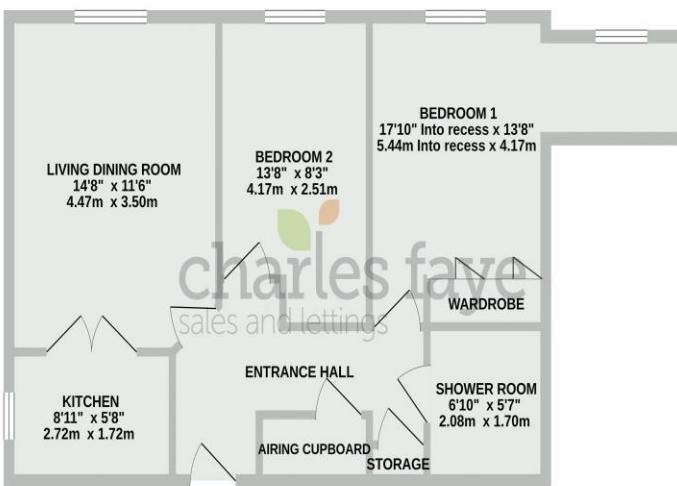


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and bear right at the roundabout into Oxford Road. Continue along and take the fifth turning on the right into Penn Court.



FIRST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 sq.m.) approx.
Made with Metropix (2020)

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.

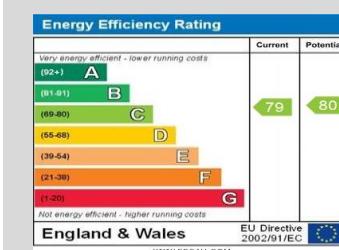
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



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



34 Penn Court
Calne, SN11 8BJ

£169,950

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

charles faye
sales and lettings

34 Penn Court, Calne

CHAIN FREE! This light and spacious two bedroom retirement apartment is situated on the first floor of this purpose built development and is a short walk from the town centre and within a few minutes of the bus stop to take you to the neighbouring towns. The modern accommodation includes an entrance hallway with a good size storage cupboard, a living dining room with far reaching views and a fitted kitchen off with integrated appliances. There is a bright and spacious master bedroom with fitted wardrobes again with far reaching views, a further double bedroom and finally the well equipped shower room completes this delightful property. The on site facilities include a residents lounge, secure entry system, guest suite, car park, resident house manager, emergency call system and laundry room.

- **Two Bedroom Retirement Apartment**
- **Kitchen With Integrated Appliances**
- **Good Sized Principle Bedroom**
- **Secure On Site Parking**

- **Well Presented**
- **Light & Spacious Living Dining Room**
- **Communal Gardens**
- **Resident House Manager**

PROPERTY FRONT

The property is accessed via a secure entry system.

ENTRANCE HALLWAY

Ceiling coving, airing cupboard with added storage, doors to living dining room, both bedrooms and shower room.

LIVING DINING ROOM 14' 8" x 11' 6" (4.47m x 3.50m)
Upvc double glazed window to front, ceiling coving, television and telephone point, night storage heater, glazed double doors to kitchen.

KITCHEN 8' 11" x 5' 8" (2.72m x 1.73m)
Upvc double glazed window to front, a range of fitted wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, eye level electric oven, 4 ring electric hob with extractor hood over, integrated fridge, integrated freezer, ceiling coving, wall mounted fan heater, vinyl flooring.



BEDROOM ONE 17' 10" Into recess x 13' 8" (5.43m x 4.16m)
Two upvc double glazed windows to front, ceiling coving, built in mirrored double wardrobes, night storage heater, television and telephone point.

BEDROOM TWO 13' 8" x 8' 3" (4.16m x 2.51m)
Upvc double glazed window to front, ceiling coving, electric wall heater, telephone point.

SHOWER ROOM 6' 10" x 5' 7" (2.08m x 1.70m)
Fitted suite comprising close coupled w.c., vanity wash hand basin with mirror, walk in fully tiled double shower, fully tiled walls, ceiling coving, extractor fan, wall mounted heater.



EXTERNALLY

COMMUNAL GARDENS

There are delightful, well tended gardens to the rear with a paved patio, large lawn area and shrub borders. A gazebo is positioned with a seating area under to enjoy the outdoors on a nice, balmy day.

SECURE ON SITE PARKING

There is a private secure car park for the residents to the front of the building.

ON SITE FACILITIES

Security entry system, residents lounge, resident house manager, guest suite, laundry room, on site car park, communal gardens, fire detection system, lift to all floors.



MANAGEMENT CHARGES

