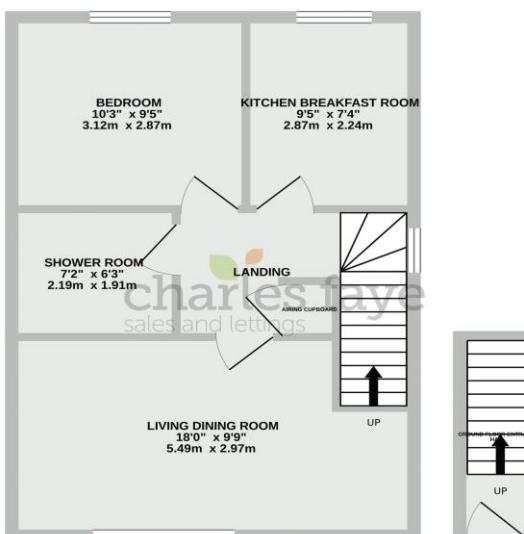


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and go straight across at the roundabout into North Street. Follow the road up and take the third turning on the right into Newcroft Road and then first right into Cherry Tree Court where the property can be found on the right hand side.



FIRST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq.ft. (44.6 sq.m.) approx.  
Made with Metrix 6.0205

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.



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## 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.

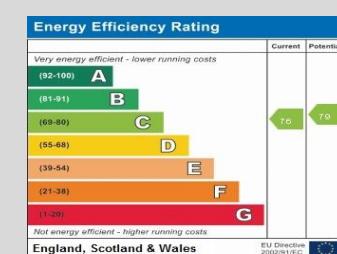
### FINANCIAL ADVICE

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

### COUNCIL TAX BAND

The council tax band for this property is band A

### 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



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

  
**charles faye**  
sales and lettings

## 17 Cherry Tree Court, Calne

CHAIN FREE! This light and bright first floor apartment aim at the more mature person is situated in a SMALL COURTYARD DEVELOPMENT and is a stones throw from the small parade of shops and walking distance to the town center. The property has been renovated throughout to include a refitted kitchen and shower room, freshly decorated throughout and newly laid carpets. Included in this delightful property is an entrance lobby with stairs with the added benefit of a newly installed stair lift which can remain or be removed leading up to the inner hallway, the living dining room overlooking the communal gardens and there is a refitted kitchen / breakfast room. The double bedroom and the good size bathroom complete this property. Externally there are well maintained communal gardens and off street parking for residents and their visitors. NB-There is a management fee of £55 per month which includes the buildings insurance, maintenance of the roof, up keep of

- **First Floor Apartment**
- **Aimed At The More Mature Person**
- **Stair Lift**
- **18' x 9'9 Living Dining Room**
- **Refitted Throughout**
- **Courtyard Setting**
- **Kitchen Breakfast Room**
- **On Site Parking**

### PROPERTY FRONT

Entrance door leading to stairs rising to first floor apartment with the added benefit of a newly installed stair lift

### LANDING

Upvc double glazed window to side, loft access with light, airing cupboard, night storage heater, doors to living room, refitted breakfast kitchen, bedroom and refitted shower room.

### BREAKFAST KITCHEN 9' 5" x 7' 4" (2.87m x 2.23m)

Upvc double glazed window to front, refitted with modern wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, built in oven, 4 ring electric hob with extractor chimney over, space for fridge freezer, space and plumbing for washing machine, wall mounted night storage heater, room for a small table, vinyl flooring.



### LIVING DINING ROOM 18' 0" x 9' 9" (5.48m x 2.97m)

Upvc double glazed window to rear with views over the communal gardens, ceiling coving, television and telephone point, night storage heater.

### BEDROOM 10' 4" x 9' 5" (3.15m x 2.87m)

Upvc double glazed window to front, wall mounted night storage heater.

### SHOWER ROOM 7' 2" x 6' 3" (2.18m x 1.90m)

Modern refitted suite to include close coupled w.c., pedestal wash hand basin, fully tiled shower cubicle, tiled surrounds, storage unit, wall mounted chrome heated towel radiator, vinyl flooring.



### EXTERNALLY

#### PARKING

There is residents parking to the front of the property.

#### COMMUNAL GARDENS

There are communal gardens to the front of the property and bin storage area.

#### MANAGEMENT CHARGES

There is a management fee of £55 per month which includes the buildings insurance, maintenance of the roof, up keep of the communal areas. Share of freehold 999 years

