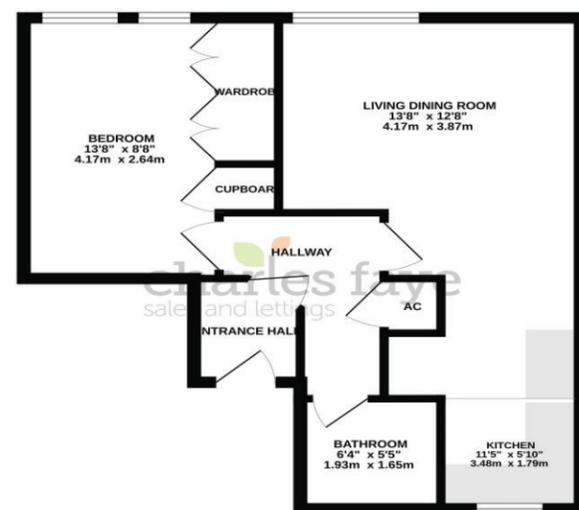


DIRECTIONS TO THE PROPERTY

From the office, turn left onto A4 at town hall crossroads take a right turn and follow road up to Castle Street follow the road around to the right and Chaveywell Court found can be found a little way along on the left.



TOP FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 481 sq.ft. (44.7 sq.m.) approx.
Made with Metropix C2024

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.

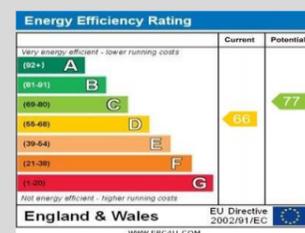
FINANCIAL ADVICE

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

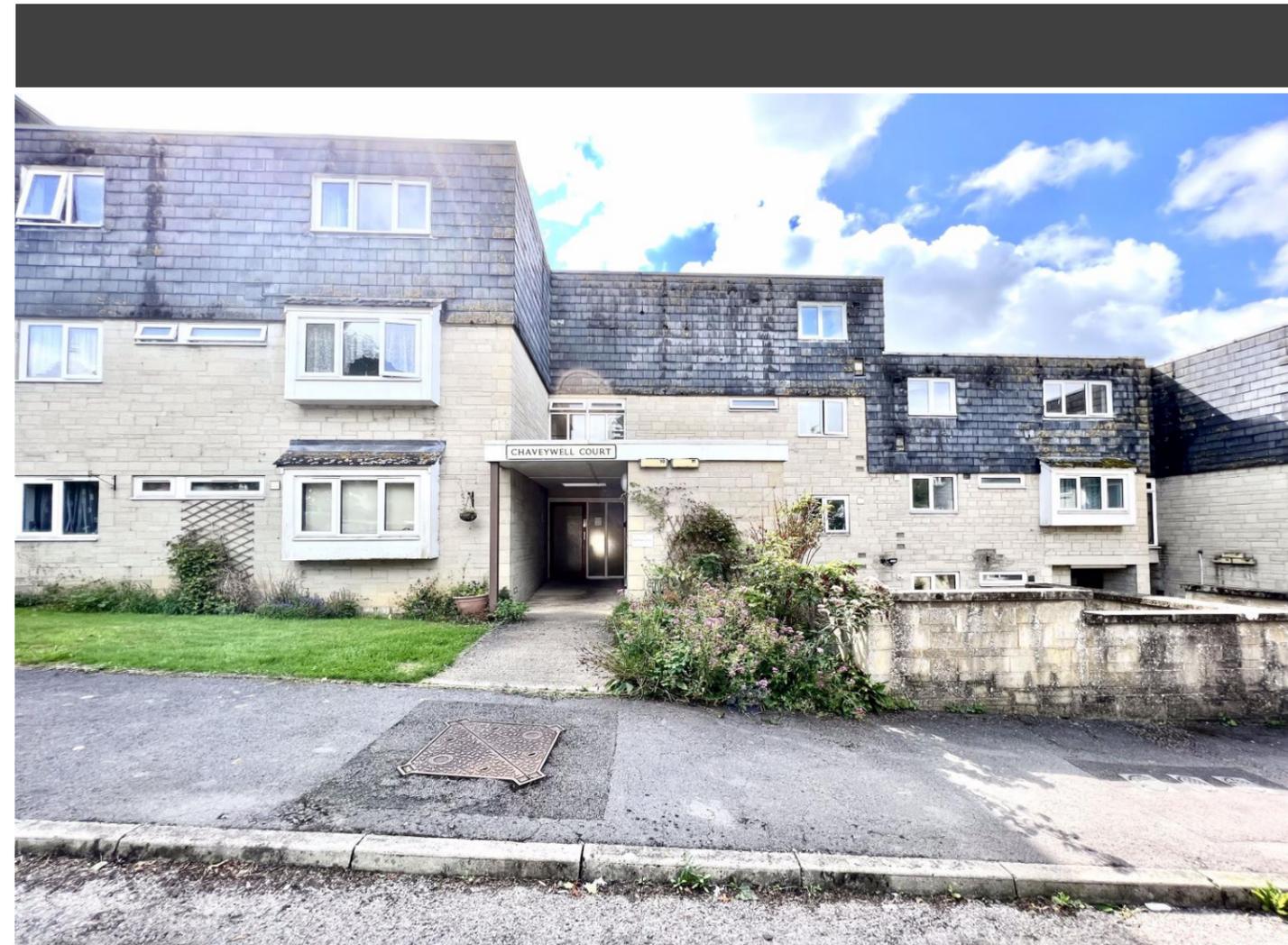
COUNCIL TAX BAND

The council tax band for this property is band 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



12 Chaveywell Court
Calne, SN11 0DX

£125,000

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

charles faye
sales and lettings

12 Chaveywell Court, Calne

CHAIN FREE! A chance to get on the property ladder with this spacious and refurbished one bedroom top floor apartment set in a peaceful location within easy walking distance of the town center. Refurbished throughout the property includes an entrance hall leading to inner hallway with airing cupboard, a light and spacious living dining room with open plan to the newly fitted kitchen to include fridge/freezer and new builtin cooker, there is a newly fitted shower room and large double bedroom with fitted wardrobes and large storage cupboard. The property benefits from newly fitted carpets and flooring throughout, a secure entry system, double glazing, off road parking and low management fees. Externally there are landscaped gardens with direct access to Parkland, a communal drying area and courtyard. There is also a ground floor store for bicycles, pushchairs etc.

- Top Floor Apartment With Lovely Views
- Open plan Dining Kitchen Living Room
- New Fitted Carpets & Flooring Throughout
- Newly Fitted Shower Room
- Close To Town Centre
- Newly Fitted Kitchen
- Double Bedroom With Fitted Wardrobes

PROPERTY FRONT

Pathway leading to communal entrance door.

COMMUNAL HALLWAY

Stairs rising to second floor.

ENTRANCE LOBBY

Door to inner hallway.

INNER HALLWAY

Secure entry phone, doors to living dining room, kitchen, double bedroom, bathroom, airing cupboard, recessed storage shelving, night storage heater.



OPEN PLAN KITCHEN 11' 5" x 5' 10" (3.48m x 1.78m)

Upvc double glazed window to rear, newly fitted kitchen to include wall and base cabinets with work surface over, stainless steel sink, tiled splash backs, built in cooker with electric hob, stainless steel splash back with extractor hood over, space and plumbing for washing machine, space for fridge freezer, vinyl flooring, open plan through to living dining room.

OPEN PLAN LIVING DINING ROOM 13' 8" x 12' 8" (4.16m x 3.86m)

Upvc double glazed window to rear with far reaching views, night storage heater, television and telephone point, open plan through to kitchen.

BEDROOM 13' 8" x 8' 8" (4.16m x 2.64m)

Two upvc double glazed windows to rear with far reaching views, built in double wardrobe, large storage cupboard, wall mounted electric heater.



SHOWER ROOM 6' 4" x 5' 5" (1.93m x 1.65m)

Natural light tunnel, newly fitted suite comprising of a close coupled w.c., vanity wash hand basin, fully tiled shower cubicle with shower over, tiled surrounds, vinyl flooring.

EXTERNALLY

STOREROOM

There is a lockable store room.

COMMUNAL GARDENS

There are communal gardens to the rear of the property.

PARKING

There is parking to the front of the property.



MANAGEMENT CHARGES AND LEASE LENGTH

We have been advised that there is 82 years remaining on lease and the management and ground rent charges per year are £662.60 10 payments of £66.26

