

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street. Proceed straight across at the roundabout in to North Street and then bear right at the next roundabout in to Zander Road. Continue along this road passing the green on the left and Kingfisher Court can be found immediately on the left.



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.

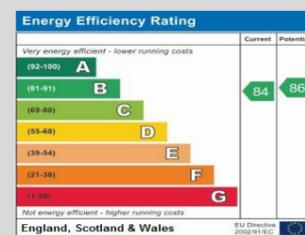
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band **B**

PROPERTY RATING



Charles Faye Estate Agents
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7 Kingfisher Court
Calne, SN11 9RT

Offers in the Region Of
£139,995

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

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
sales and lettings

7 Kingfisher Court, Calne

CHAIN FREE! A modern two bedroom apartment situated on the Lansdowne Park development which benefits from being close to local amenities. The property offers light and spacious, accommodation and includes an entrance hallway with two generous storage cupboards, a large open plan living dining room and fitted kitchen. The two double bedrooms are both complemented by the modern bathroom. Further benefits of the apartment include upvc double glazing, electric heating, a secure entry phone system and an allocated parking space.

- **First Floor Apartment**
- **Open Plan Living Dining Room**
- **Modern Bathroom**
- **Allocated Parking**
- **Spacious Contemporary Accommodation**
- **Fitted Kitchen**
- **Two Double Bedrooms**

PROPERTY FRONT

Secure entry phone system leading to first floor apartment.

ENTRANCE HALLWAY

The entrance hall offers a good space with two storage cupboards, one housing hot water tank with space for laundry whilst the second offers further useful storage. There is an electric heater, entry phone system and doors off leading to all other rooms.

LIVING DINING ROOM 16' 10" x 15' 2" (5.13m x 4.62m)

Upvc double glazed window to rear, this large open plan space offers plenty of room for a dining table whilst having plenty of further space for a large seating area. The room is light and airy and has a television and telephone point, electric heater and access in to the kitchen.



KITCHEN 9' 9" x 5' 2" (2.97m x 1.57m)

Fully fitted with plenty of wall and base cabinets and complementary work surface over, 1.5 bowl sink unit, tiled splash backs, fitted electric oven, 4 ring electric hob with extractor canopy over, space for washing machine and full size fridge freezer, vinyl flooring.

BEDROOM ONE 10' 2" x 10' 1" (3.10m x 3.07m)

Upvc double glazed window to rear, television point, electric heater.

BEDROOM TWO 8' 2" x 7' 7" (2.49m x 2.31m)

Upvc double glazed window to rear, television point, electric heater.

FAMILY BATHROOM

White suite comprising of a close coupled w.c., pedestal wash hand basin, panelled bath with shower over and glass screen, part tiled surrounds, shaver point, wall mounted heater, heated towel rail.



EXTERNALLY

ALLOCATED PARKING

There is allocated off street parking for 1 car plus additional visitor parking.

LEASE & SERVICE CHARGE

125 yr lease from 2004 Service charge - £1,078.80 per year Ground rent - £100.00 per year

