

DIRECTIONS TO THE PROPERTY

From the office turn left into Curzon Street and at the roundabout turn left on to the A4. Follow this road along going through the set of traffic lights with the library on the left and at the next roundabout turn right on to Station Road. Take the first turning on the left into Woodland Park and follow the road up the hill taking the first left and the property can be located in the first block of apartments.



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.

USING CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

The office is locally owned and managed by Louise Burrows and her friendly, professional staff. Our aim is to provide the historic market town with an efficient service that is founded on traditional values of professionalism and integrity.

Quality of service is our hallmark and we know the importance of providing this in an effective, responsive and highly professional manner. So whatever your property needs are, talk to us to obtain the best possible advice on all property matters.

People and property are always at the heart of what we do. Whatever your circumstances, you can be assured that we will work hard to meet your needs.

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£84,950

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PROPERTY DESCRIPTION

*****IDEAL BTL***** This one bedroom first floor apartment has undergone a makeover to include a re-fitted kitchen, replacement Upvc windows and door and is in a ready to move in condition, the accommodation on offer comprises: Good size living / dining room, contemporary fitted kitchen, bathroom and double bedroom. The property is set within a small purpose built development and is within walking distance of the town centre.

SUMMARY

- One Bedroom Apartment
- Attractive Setting
- Re Furbished Kitchen
- Double Bedroom
- Ideal BTL
- Close To Town Centre
- Living Room
- First Floor

Sales

Lettings

Management

ACCOMMODATION

FRONT OF PROPERTY

Upvc entrance door leading to stairs rising to first floor.

LANDING

Loft access, telephone point, night storage heater, door to bathroom, doors to bedroom and living room.

LIVING ROOM 13' 6" x 7' 10" (4.11m x 2.39m)

Upvc double glazed window to front, television point, night storage heater, airing cupboard housing hot water tank supplying domestic hot water, opening to kitchen.

KITCHEN 10' 5" x 6' 6" (3.17m x 1.98m)

Upvc double glazed window to front, newly fitted with a range of wall and base units with roll edge work surfaces over, stainless steel sink unit, tiled splash backs, space and plumbing for washing machine, electric cooker, four ring electric hob, space for under counter fridge and freezer, wall mounted heater, vinyl tile flooring.

BEDROOM 11' 6" x 8' 9" (3.50m x 2.66m)

Upvc double glazed window to rear, built in wardrobe, night storage heater.

BATHROOM

Fitted suite comprising low level w.c., pedestal wash hand basin, panelled bath, extractor fan, wall mounted heater, vinyl flooring.

EXTERNALLY

GROUNDS

The apartments are situated in an attractive woodland setting and located a short walk of the town centre amenities.



ENERGY EFFICIENCY RATING



USEFUL INFORMATION

More photographs and other information may be available for this property to view on our website. To access these details go to www.charlesfaye.co.uk and from the home page insert the following code **LSO00891** into the Ref# box on the home page to go straight to this property. Alternatively use the QR code on your smart phone.

COUNCIL TAX BAND

The council tax band for this property is band A

ADDITIONAL INFORMATION

Please note that all measurements are approximate and that we have not tested any of the fixtures and fittings within the property,

FINANCIAL ADVICE

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

VIEWING THE PROPERTY

All viewings must be made through Charles Faye only. Our normal office hours are Monday to Friday 0900 – 1730 and Saturdays 0900 – 1600. Sundays and evenings by prior appointment.

