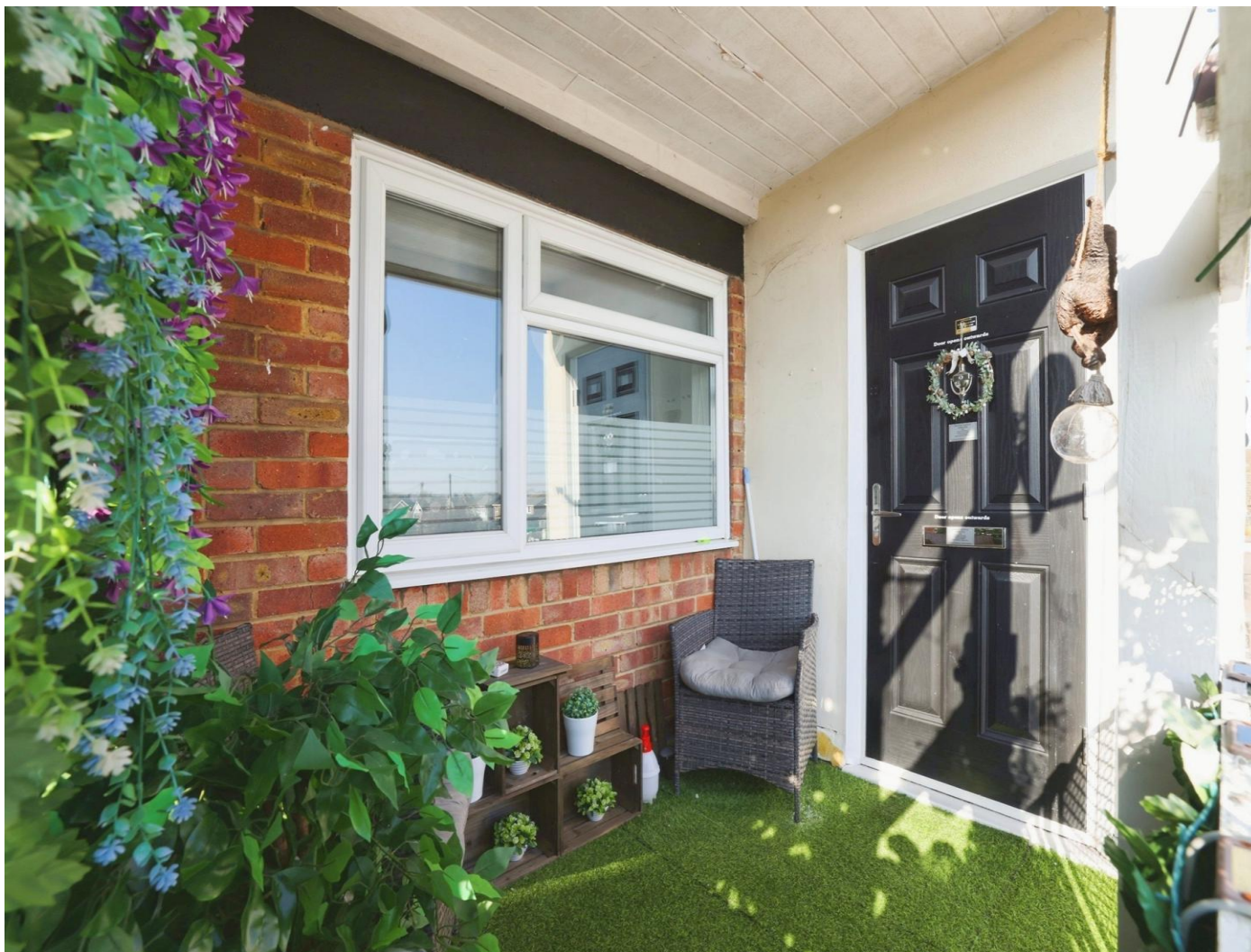




William Street, Calne SN11 9BB

Welcome to William Street, Calne

- Spacious first floor apartment
- Open plan living / dining / kitchen space
- Two double bedrooms
- Allocated parking
- Balcony seating area

Tenure: Leasehold EPC Rating: F
Council Tax Band: A Service Charge: 840.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Mar 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000

Living / Dining Area

Large open plan living space with window to the front, feature fireplace, and heater. Access to the kitchen.

Kitchen Area

Howdens fitted kitchen offering a range of wall and base units, with work surfaces over, and tiled splashbacks. Electric oven and hob with stainless steel cooker hood over, stainless steel sink and drainer, and space for fridge freezer, Cupboard housing the boiler.

Inner Hall

Storage cupboard and access to the bedrooms.

Bedroom One

Window to the rear, built in wardrobes, and a heater.

Bedroom Two

Window to the rear, loft access, and a heater.

Bathroom

Skylight window, WC and wash hand basin, and shower cubicle. Laundry cupboard, part tiled walls, and a heater.

Balcony

Outside seating area.

Parking

Allocated space to the rear.



view this property online allenandharris.co.uk/Property/CLN109844



Property Ref:
CLN109844 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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