



Minnow Close, Calne SN11 9QX

Welcome to

Minnow Close, Calne

Share of freehold apartment on the sought-after Lansdowne Park development. Set within an exclusive block of just three apartments, offering two double bedrooms, a bright dual-aspect lounge/diner, fitted kitchen, bathroom and allocated parking.

Entrance Hall

Entrance to the apartment is via the front door leading into a welcoming entrance hall. The hall benefits from a telephone entry system and provides access to the living/dining room, both bedrooms, and the bathroom. There is also an airing cupboard, offering useful storage space.

Living / Dining Room

Bright and airy dual-aspect lounge/diner with windows to both the rear and side aspects, allowing plenty of natural light to flood the room. Offering ample space for both lounge and dining furniture, this versatile living area is ideal for relaxing and entertaining. The room also benefits from a door leading through to the kitchen and a radiator.

Kitchen

The fitted kitchen comprises a range of wall and base units with rolled-edge work surfaces over and tiled splashbacks. Integrated appliances include an oven and gas hob with a stainless steel chimney-style cooker hood over, while space and plumbing are provided for a washing machine and fridge/freezer. A window to the side aspect allows for natural light, and the room is further enhanced by vinyl flooring and a radiator.

Bedroom One

Bedroom one is a generously sized double bedroom offering ample space for a king-size bed, and additional bedroom furniture. A window to the rear aspect allows plenty of natural light to flow into the room, while a radiator provides warmth and comfort.

Bedroom Two

Bedroom two is another spacious double bedroom, offering plenty of room for a double bed and additional bedroom furniture. A window to the side aspect provides natural light, while a radiator ensures year-round comfort.

Bathroom

The bathroom comprises a low-level W/C, wash hand basin with mixer tap, and a bath with shower over. An obscure window to the front aspect provides natural light while maintaining privacy. The room is further complemented by vinyl flooring and a radiator.





Parking

A courtyard to the front of the building provides an allocated parking space for one vehicle, offering convenient off-road parking for residents.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Welcome to

Minnow Close, Calne

- Exclusive Block of Just Three Apartments
- Share of Freehold Ownership
- Bright Dual-Aspect Living/Dining Room
- Two Generous Double Bedrooms
- Allocated Off-Road Parking Space

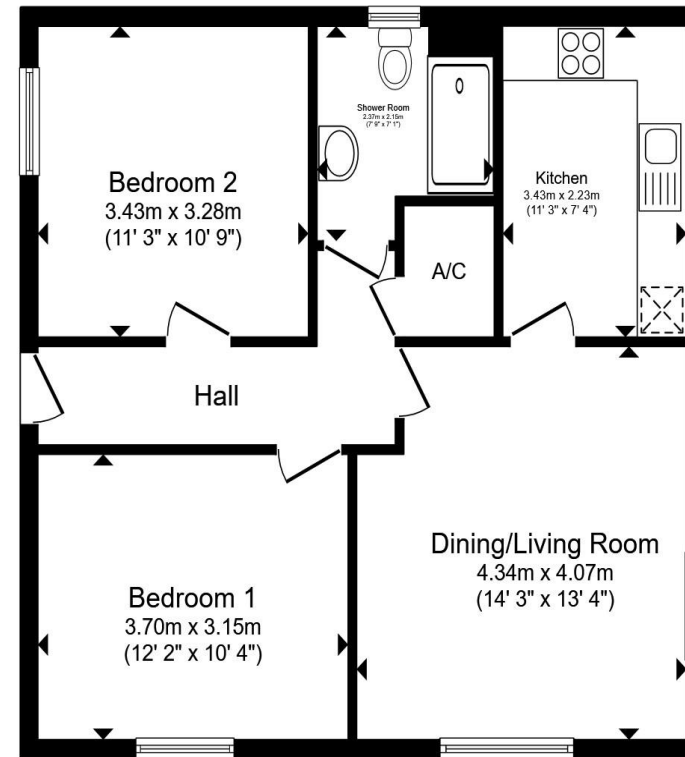
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£164,950



Total floor area 61.9 m² (666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
CLN110077 - 0002

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