



Grouse Road, Calne SN11 9RX

welcome to

Grouse Road, Calne

A spacious two-bedroom top floor apartment offering stylish open-plan living, dining and kitchen space, perfect for modern lifestyles. The property benefits from an en suite to the principal bedroom, a separate bathroom, and excellent natural light throughout. Further advantages include a car port.

Communal Hall

Accessed via a secure communal entrance hall with buzzer entry system, stairs rise to the top floor where the apartment is situated, providing a welcoming entrance for residents and visitors alike.

Entrance Hall

Welcoming entrance hall comprising a storage cupboard and airing cupboard, providing practical storage solutions. Doors lead to both bedrooms, the bathroom and the spacious living/dining room.

Lounge/Diner

A bright and spacious dual-aspect room with two windows to the front aspect and a further window to the side aspect, allowing an abundance of natural light to flood the space. Ample room for both lounge and dining furniture, creating an ideal area for relaxing and entertaining. Underfloor heating.

Kitchen

Fitted with a range of wall and base units with rolled-edge work surfaces over and tiled splashbacks. Stainless steel one and a half bowl sink and drainer, electric oven and hob, space for a fridge/freezer and plumbing for a washing machine. Tiled flooring and underfloor heating.

Bedroom One

A generous double bedroom with a window to the front aspect, allowing plenty of natural light. Benefiting from a built-in double wardrobe, offering excellent storage while providing ample space for additional bedroom furniture.

En Suite

Comprising a low-level W/C, wash hand basin and shower cubicle. Finished with tiled flooring and benefiting from underfloor heating, creating a comfortable and contemporary space.

Bedroom Two

A well-proportioned bedroom with a window to the front aspect, providing plenty of natural light. Offering flexible accommodation, ideal as a guest bedroom, home office or nursery. Benefiting from underfloor heating.

Bathroom

Comprising a low-level W/C, wash hand basin and panelled bath with shower over. An obscure window to the rear aspect provides natural light while maintaining privacy. Finished with underfloor heating, creating a warm and comfortable space.

Car Port

Situated to the rear of the property is a carport together with an additional allocated parking space, providing convenient off-road parking for residents and visitors alike.

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

Grouse Road, Calne

- No Onwards Chain
- Spacious Top Floor Apartment
- Open Plan Living / Dining / Kitchen Area
- Two Double Bedrooms, En Suite to Master, & Bathroom
- Car Port & Parking

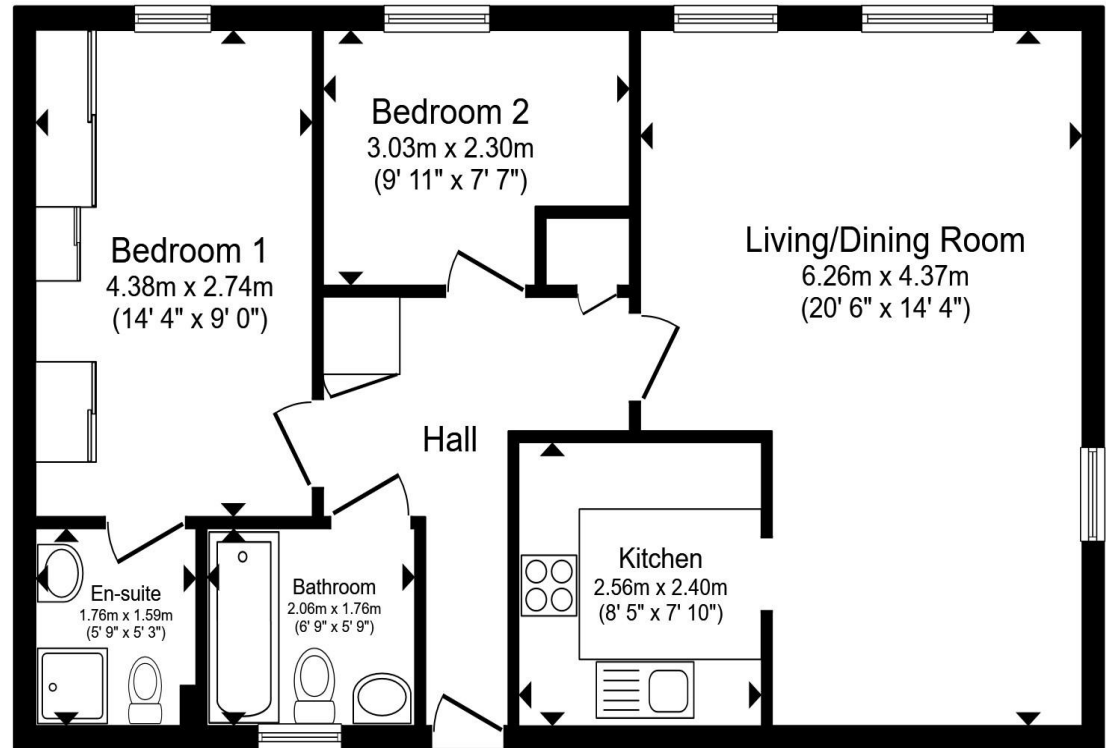
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2200.00

Ground Rent: 303.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Total floor area 64.7 m² (697 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:
CLN110042 - 0002

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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