



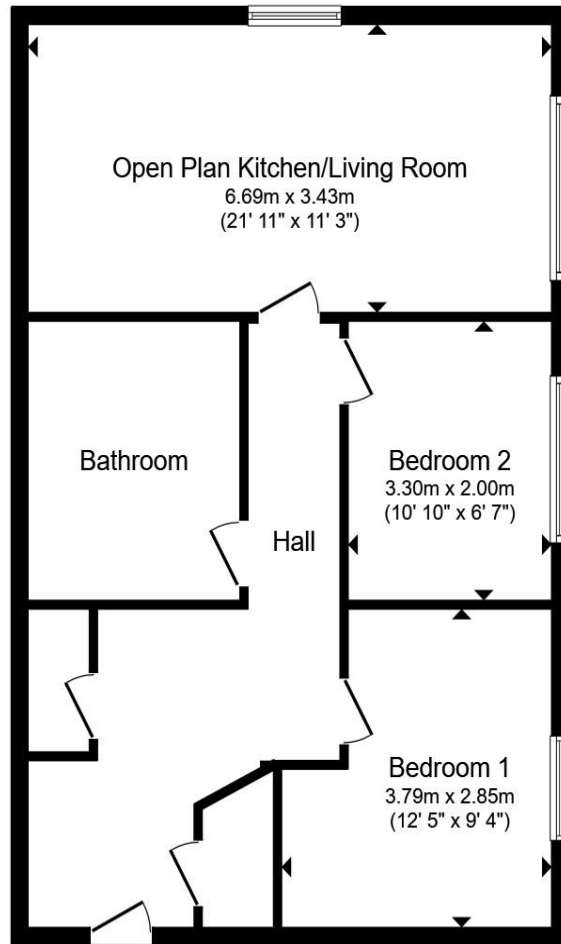
Anson Avenue, Calne SN11 8FU

welcome to

Anson Avenue, Calne

A spacious two-bedroom ground floor flat featuring a bright open-plan living, dining and kitchen area with a modern bathroom. Benefiting from communal garden, allocated parking, and a well-designed, comfortable layout throughout. Ideally situated close to green spaces, park, and the town centre.





Communal Entrance

Entrance Hall

Bedroom One

Bedroom Two

Bathroom

Living / Dining / Kitchen

Parking

Communal Garden

Total floor area 71.9 m² (773 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



welcome to

Anson Avenue, Calne

- Spacious two double bedroom, ground floor flat
- Open plan living / dining / kitchen area
- Modern bathroom
- Allocated parking
- Close to green spaces, and the town centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2400.00

Ground Rent: 440.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/CLN109821](https://www.allenandharris.co.uk/Property/CLN109821)



Property Ref:
CLN109821 - 0005

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.

 allen & harris



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