



44 Zander Road  
Calne, SN11 9QS

GOODMAN WARREN BECK

# 44 Zander Road, Calne, SN11 9QS

A modern two bedroom second floor apartment located within the popular Lansdowne Park development overlooking a pleasant green area to the front. The accommodation offers an entrance hall with storage cupboards, a dual aspect sitting/dining room leading to the kitchen with a range of fitted units and built-in oven and hob, two double bedrooms and bathroom with a white suite and over bath shower. Outside there is one allocated parking space.

## SITUATION

The property is located on popular Lansdowne Park, close to local amenities. Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. For those with recreational interests there are golf courses at North Wilts and Bowood, Derry Hill, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (c.6 miles) and Swindon (c.18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London, Paddington in just over an hour.

## ACCOMMODATION COMPRISING:

Communal Entrance Hall with stairs leading to the apartment.

## ENTRANCE HALL

Two uPVC double glazed windows to rear. Large storage cupboard. Cupboard housing water tank. Storage heater. Doors to all rooms.

## SITTING ROOM/DINING ROOM

Dual aspect with uPVC double glazed window to

rear and uPVC box bay window to front overlooking the green. Storage heater. Opening to Kitchen.

## KITCHEN

uPVC double glazed window to rear. Fitted with a range of wall and base units comprising of cupboards and drawers. Worksurface with tiled splashbacks. Single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor over. Plumbing for automatic washing machine. Space for fridge/freezer.

## BEDROOM ONE

uPVC double glazed window to front. Electric heater.

## BEDROOM TWO

uPVC double glazed window to front. Electric heater.

## BATHROOM

uPVC obscure double glazed window to rear. Panelled bath with shower over and screen. Tiling to principal areas. Pedestal wash basin. Close coupled WC. Electric towel heater. Wall mounted heater. Extractor.

## DIRECTIONS

From Chippenham proceed on the A4 towards

## GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

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£159,950

Calne. upon reaching the outskirts of Calne turn left onto the bypass. At the next roundabout turn right into Lansdowne Park, signposted local centre. At the mini roundabout bear left into School Road. At the next roundabout proceed straight over into Zander Road. The block of apartments can be found over looking the green.

SECOND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	82
(69-80) <b>C</b>	84
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Council Tax Band: B

Tenure: Leasehold

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