

TOWN & COUNTRY

ESTATES



Grouse Road, Calne, Wiltshire SN11 9SF

Guide Price £155,000

LOCATION

DESCRIPTION

This contemporary two-bedroom apartment, comes to the market with NO ONWARD CHAIN. Situated within Lansdowne Park, the property is exceptionally presented, and enjoys a prime location with picturesque views overlooking greenery. The property features a generously sized open-plan living area seamlessly connected to a modern kitchen, perfect for both entertaining and relaxing. It's two double bedrooms offer comfort and style, with the master bedroom benefiting from a sleek contemporary en-suite, while an additional family bathroom caters to convenience. Furthermore, the apartment benefits from allocated parking for one vehicle and UPVC double glazing,.

COMMUNAL ENTRANCE

You enter the building via a composite entrance door, with stairs leading to top floor apartment.

ENTRANCE HALL

Once entering the property there is an Entry phone security system, wall mounted Kyros electric radiator, storage with plumbing for washing machine, additional airing cupboard housing hot water tank and doors to open plan living area, both bedrooms and family bathroom.

LIVING AREA

The open plan living area has UPVC double glazed windows to rear and side aspect, television and telephone point, two Kyros electric radiators, in-built sound system, wood effect laminate flooring and opens up to Kitchen.

KITCHEN

The modern kitchen has a selection of base units with rolled top work surfaces, inset sink with stylish matt black mixer tap, built-in Hotpoint fan assisted oven, inset electric hob with extractor over and tiled splash backs.

BEDROOM ONE

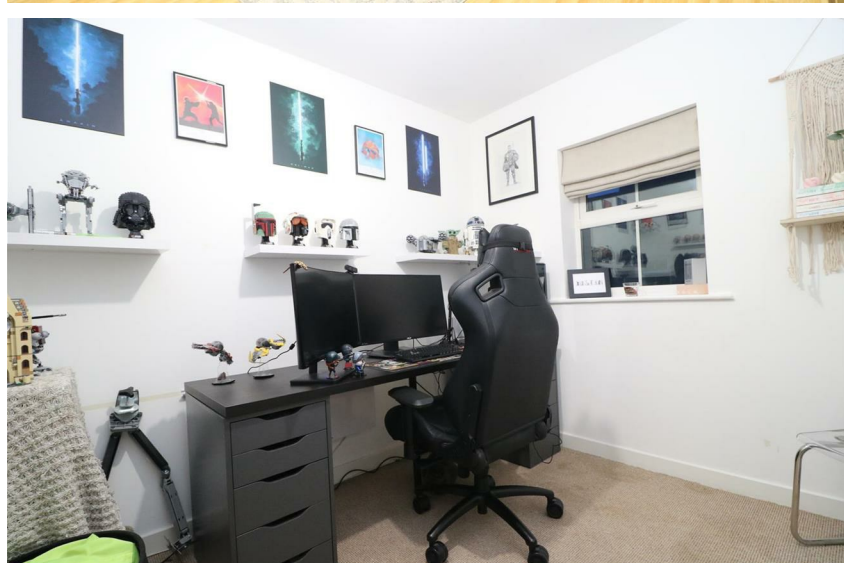
The spacious master bedroom has a UPVC double glazed window to rear aspect, electric radiator, tv point and door to en-suite.

ENSUITE

The stylish master en-suite has an obscure UPVC double glazed window to front, vanity unit with inset sink and matt black mixer tap, glazed shower screen with mains waterfall, closed couple W/C with dual flush, tiled splashbacks, heated towel rail and tile effect flooring.

BEDROOM TWO

The second double bedroom has a UPC double glazed window to rear aspect, electric radiator and tv point.



FAMILY BATHROOM

There is a closed couple W/C with dual flush, pedestal wash basin, paneled bath, heated towel rail and tiled splash backs .

EXTERIOR

There is an allocated parking space to the rear of the property,

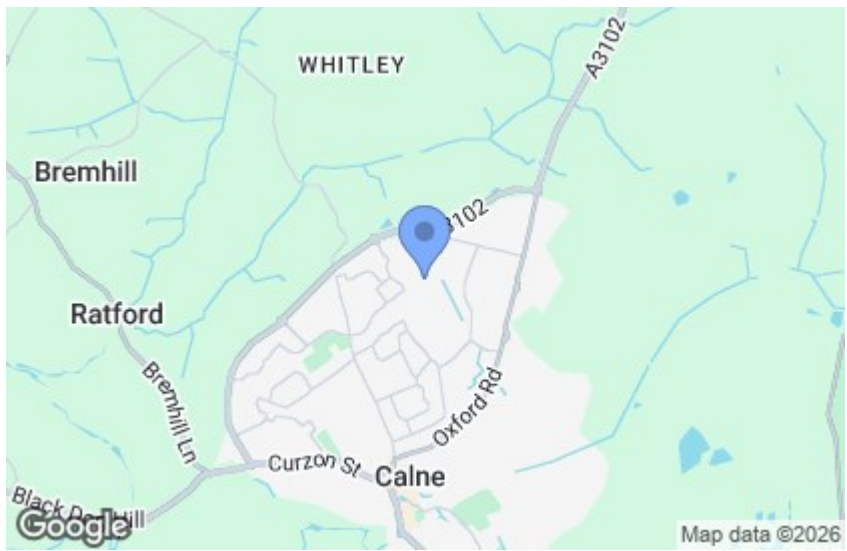
ADDITIONAL INFORMATION

LEASE INFORMATION -

Ground Rent - £150 Per Year

Service Charge - £125 Per Month

COUNCIL TAX BAND - A





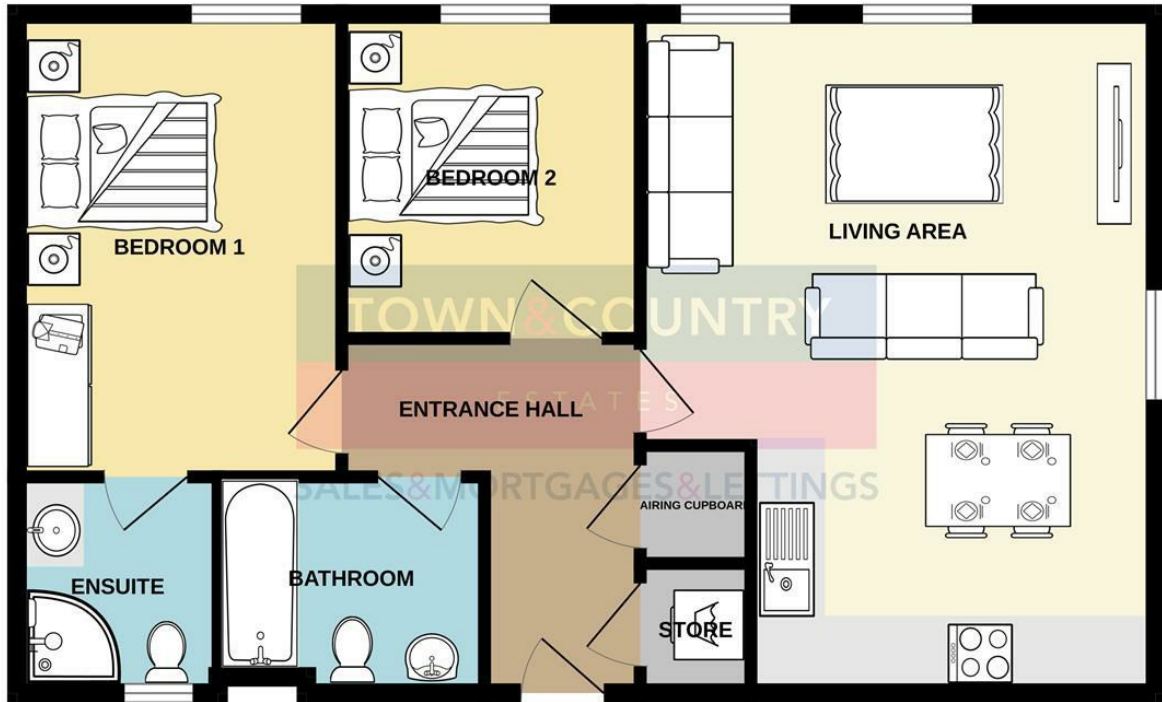


GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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GROUND FLOOR



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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