



Chaveywell Court, Castle Street, Calne SN11 0DX

Welcome to

Chaveywell Court, Castle Street, Calne

Well-presented two-bedroom top floor apartment featuring a modern kitchen and spacious open-plan lounge/diner. Benefits include residents' parking and attractive communal gardens. An ideal home for first-time buyers, professionals, or investors. No Onwards Chain!

Entrance Porch

Entrance to the home is through an initial porch featuring laminate flooring and space for coats and shoes. A further door leads into the welcoming entrance hall, providing access to the main living accommodation and creating an inviting first impression of the property.

Entrance Hall

The spacious entrance hall creates a welcoming first impression and features laminate flooring, spot lighting, and a wall-mounted electric heater. Doors provide access to the principal living accommodation, both bedrooms, and the family bathroom, offering a practical and well-designed layout throughout the home. Telephone buzzer entry system.

Sitting Room

The generously proportioned living/dining room enjoys fantastic views over Castle Walk and offers ample space for multiple sofas, display furniture, and a dining table with chairs, making it ideal for both relaxing and entertaining. A door leads through to the kitchen/breakfast room, while the fitted carpet adds warmth and comfort to this inviting living space.

Kitchen

The kitchen/breakfast room is fitted with a range of matching wall and base units, providing ample storage and workspace. Inset into the worktop is a stainless steel one-and-a-half bowl sink and drainer with mixer tap, while there is space and plumbing for a washing machine and further space for a fridge/freezer. A large window overlooks the front of the property, allowing plenty of natural light, and a breakfast bar creates an ideal spot for informal dining or socialising while preparing meals.

Bedroom One

The principal bedroom is an impressive double room, further enhanced by a large built-in wardrobe providing excellent storage. Generous in size, there is ample space for a king-size bed, bedside tables and additional bedroom furniture. A window enjoys attractive views over Castle Fields, creating a bright and relaxing space to unwind.

Bedroom Two

The second bedroom is a well-proportioned double room, finished with laminate flooring and offering ample space for a double bed, bedside tables and additional bedroom furniture. A window to the front aspect provides a pleasant outlook and allows for plenty of natural light, creating a bright and comfortable space.

Bathroom

The family bathroom is generously sized and beautifully appointed with a four-piece suite comprising a corner bath, double walk-in shower, wash hand basin, and WC. Finished with a chrome ladder-style heated towel rail, the room offers both comfort and practicality, creating the perfect space to relax and unwind.

Communal Gardens

The property benefits from a delightful communal garden enjoying attractive views over Castle Fields and the surrounding woodland. Predominantly laid to lawn, the garden is enhanced by a variety of ornamental trees and established planting, creating a peaceful outdoor setting. A gravelled area provides access to communal washing lines, while a gate at the far end offers direct access to Castle Fields Park, perfect for enjoying leisurely walks and the natural surroundings.





Parking

The development benefits from a generous residents' car park, providing ample parking available on a first come, first served basis. Conveniently located close to the apartment, the parking area offers easy access for residents and visitors alike.

Storage

Located within the basement of the apartment building and accessible via the communal lobby or directly from the front of the building, is a private lock-up storage cupboard. Offering a secure and convenient space, it is ideal for storing bicycles, outdoor equipment, seasonal items, or additional household belongings.

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

Chaveywell Court, Castle Street, Calne

- No Onwards Chain
- Top floor apartment
- Two bedrooms, and bathroom
- Open plan lounge / diner, and kitchen
- Residents parking, and communal gardens

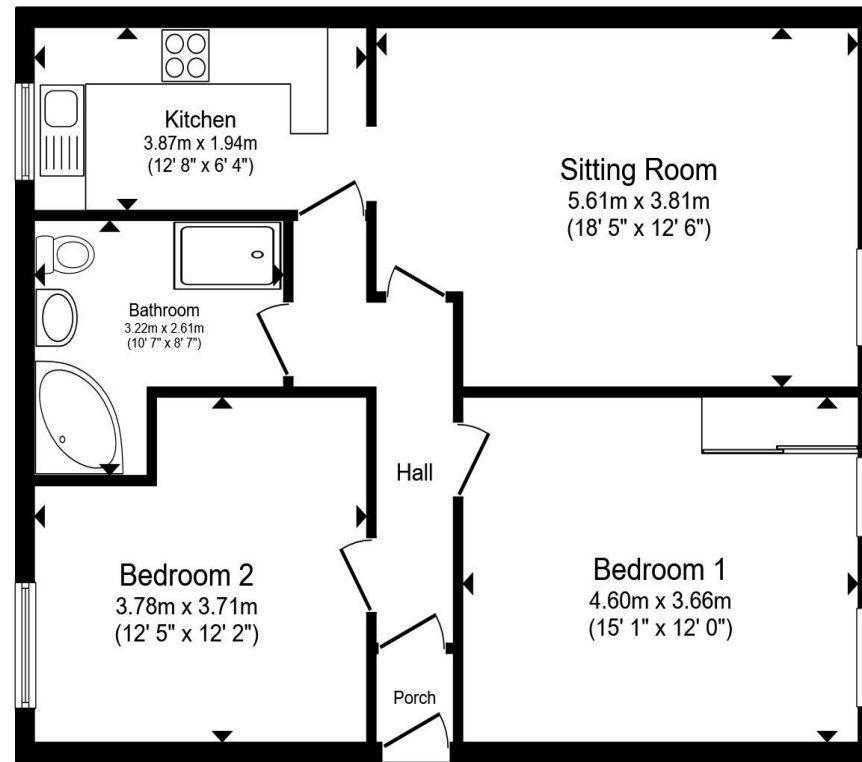
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Total floor area 72.5 m² (781 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:
CLN110045 - 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 buyer's 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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