



**The Woodlands, Calne SN11 0GG**

**welcome to**

**The Woodlands, Calne**

Renovated 1-bed ground floor flat in Grade II listed building with landscaped garden, modern kitchen, stylish bathroom & parking.





### **Entrance Hall**

Radiator, space for a desk.

### **Lounge/Kitchen**

19' 8" max x 18' 1" max ( 5.99m max x 5.51m max )

Doors to the rear of the property, three radiators, window to rear aspect.

Integrated fridge freezer/dishwasher/washer drier, loft hatch, stainless steel sink and drainer, electric oven and induction hob, extractor fan.

### **Bedroom One**

11' 2" max x 12' 1" max ( 3.40m max x 3.68m max )

Window to rear aspect, radiator.

### **Bathroom**

5' 6" max x 11' 1" max ( 1.68m max x 3.38m max )

Bath with shower over, towel rail, WC and wash hand basin.

### **Rear Garden**

Fully landscaped tiered garden, patio, gazebo, raised beds.

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.focalagent.com](http://www.focalagent.com)

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## The Woodlands, Calne

- Grade II Listed conversion
- One Double Bedroom
- Landscaped Tiered Garden
- Allocated Parking for One Vehicle
- Under-Property Storage

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1626.40

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN109487](https://allenandharris.co.uk/Property/CLN109487)



Property Ref:  
CLN109487 - 0007

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allen & harris



**01249 814681**



[calne@allenandharris.co.uk](mailto:calne@allenandharris.co.uk)



17 High Street, CALNE, Wiltshire, SN11 OBS



[allenandharris.co.uk](https://allenandharris.co.uk)