



Oxford Road, Calne
£165,000



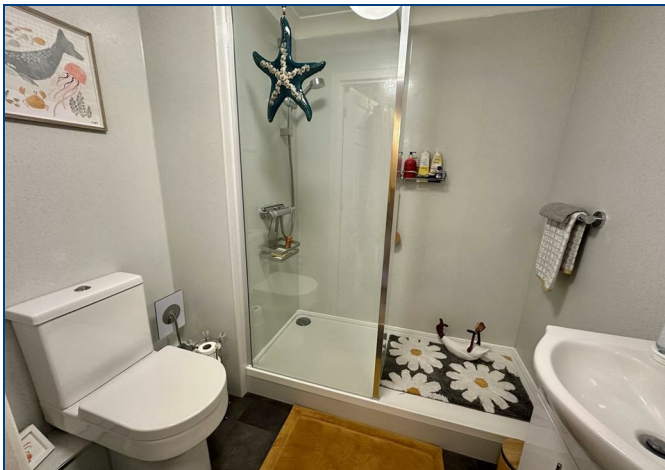


Oxford Road, Calne £165,000

Set in a quiet and secluded location, this spacious and well-presented first-floor apartment offers two generous double bedrooms, allocated off-road parking and access to a communal garden.

The well-proportioned accommodation comprises a large open-plan living, dining and fitted kitchen area, with both bedrooms enjoying pleasant garden views. The property also benefits from a recently fitted shower room featuring a generous walk-in shower, along with useful additional storage cupboards.

Conveniently located within walking distance of the town centre and local amenities, the apartment is finished to a high standard and benefits from modern electric heating and double glazing throughout. An ideal opportunity for professionals, couples or investors seeking comfortable, low-maintenance living in a convenient location.



Goodall House

Located in a quiet cul-de-sac position, conveniently close to a main access road and within walking distance of town. Goodall House provides communal gardens and a tidy internal communal hall with telephone entry systems for added security for the residents. The building is made up of eight apartments.

Flat 7

This well-presented apartment offers recent upgrades, including electric radiators and a recently fitted shower room. Outlined in further detail as follows:

Entrance Hall

A wide and welcoming entrance to the apartment. Doors open to the main living space , both bedrooms and the shower room. The apartment also benefits from two large storage cupboards. Telephone entry system.

Open Plan Living/ Dining Room

14'9 x 11'5
A bright and versatile open-plan space with a window overlooking the rear garden. The room flows seamlessly into the kitchen area and offers ample space for both comfortable lounge seating and dining furniture.

Kitchen Area

8'9 x 5'7
Fitted with a sink and drainer positioned beneath a window overlooking the front of the property. The kitchen offers a good range of wall and base units, together with an electric cooker and plumbing for a washing machine. There is also space for a free standing fridge/freezer.

Main Bedroom

13'8 x 9'7
A generous and well-proportioned bedroom offering excellent space for a king-size bed, along with a range of additional furniture such as wardrobes, storage units or a dressing table. The room benefits from fitted carpet, together with an electric radiator for heating. A window looks out over the rear communal garden.

Bedroom Two

14'7 x 8'2
Space for a double bed and further storage furniture. Electric radiator and carpet flooring.

Shower room

Newly Fitted Shower Room – Stylish and modern, featuring a large walk-in shower with a glass screen, contemporary wet wall panelling, WC, and vanity sink with useful built-in storage. The room also benefits from an extractor fan for ventilation.

Parking

The apartment benefits from an allocated parking space conveniently close to the front door of the main building.

Communal Garden

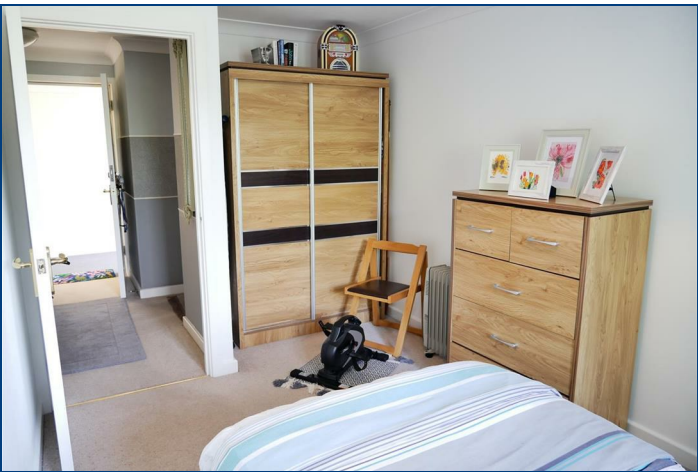
A large open green space for residents to enjoy! With space for a washing line and relaxing seating areas.

Property Information:

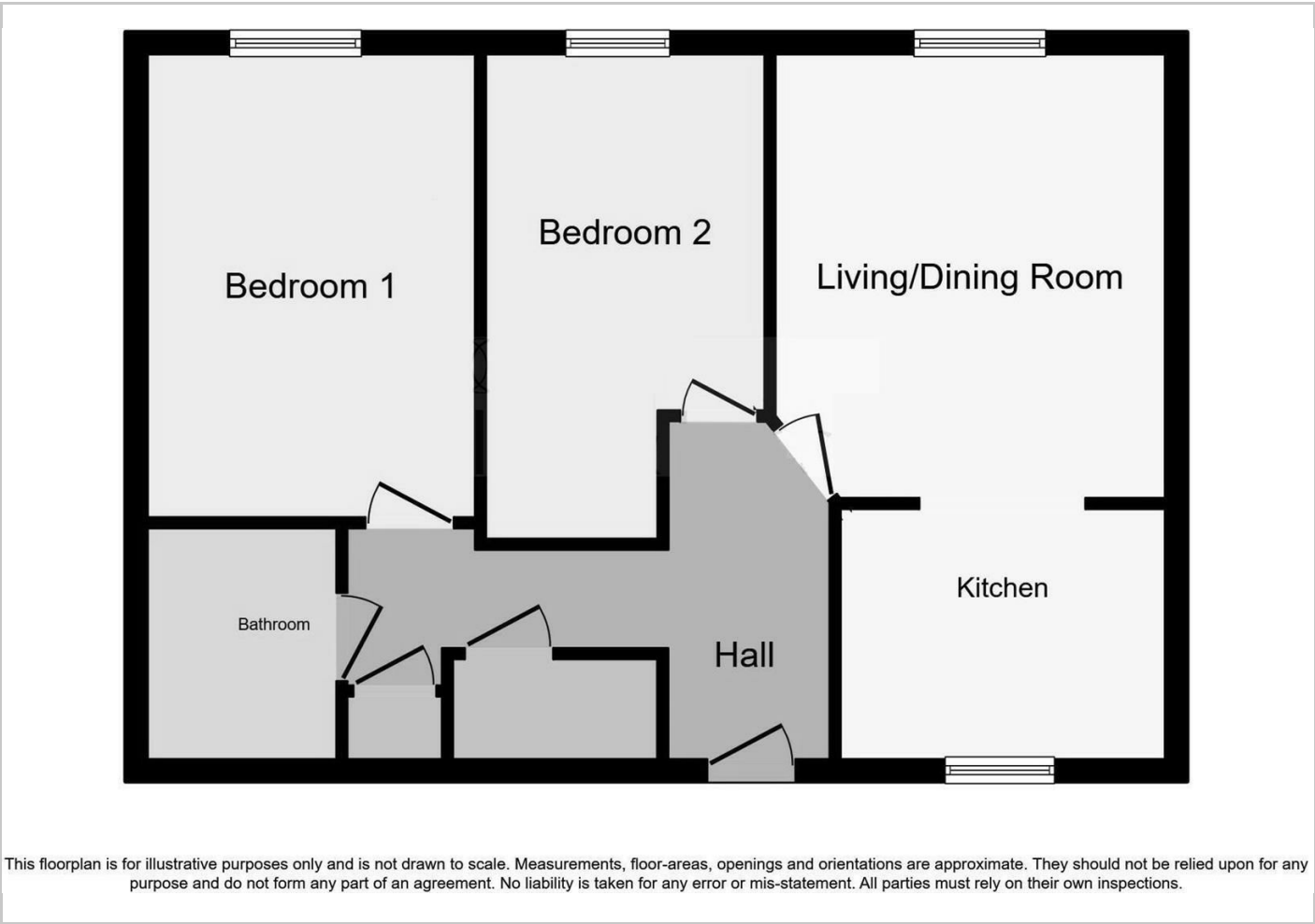
Council Tax Band: B
Mains Water (metered) and Electricity are connected.
Leasehold - 105 Years Remaining
Ground Rent: £206 per annum
Service Charge: £1982 per annum
First Port Management
Landlord Kindle Housing Ltd

Leasehold Information:

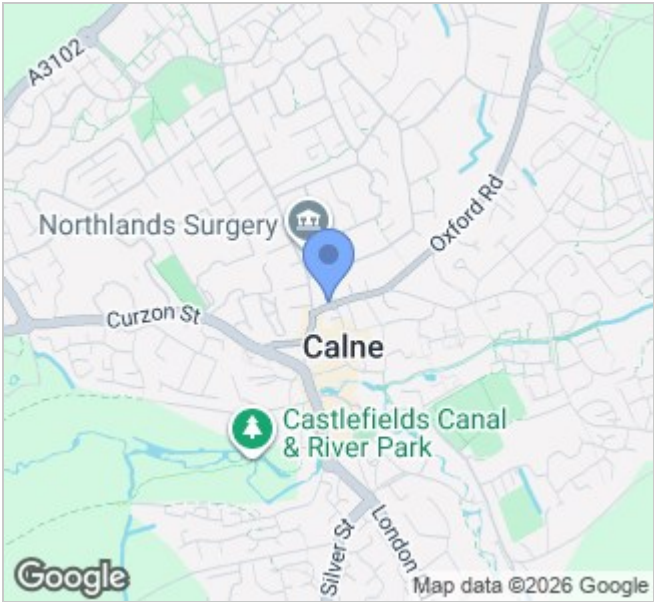
Please be advised that the leasehold information provided has been supplied by the property owner and/or their representatives and is provided in good faith. While every effort has been made to ensure the information is accurate, prospective purchasers should satisfy themselves as to the terms of the lease, including the remaining lease term, ground rent, service charges and any other applicable costs or restrictions. Your solicitor or conveyancer should verify all leasehold information and advise you accordingly before exchange of contracts.



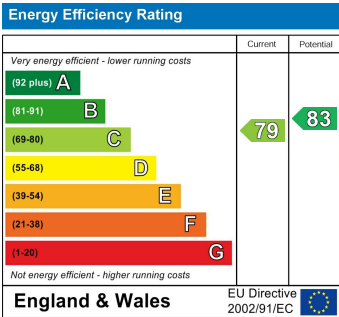
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.