



**Kingfisher Court
Calne
Wiltshire
SN11 9RT**

Offers In Excess Of £120,000

bettermove

Kingfisher Court Calne

Bettermove are proud to present this 2 bedroom flat in Calne available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the allocated residents parking.

The council tax band is B.

This is a leasehold property with 125 years on the lease from 2004; the service charge is approximately £59pcm.

The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms and the main bathroom.

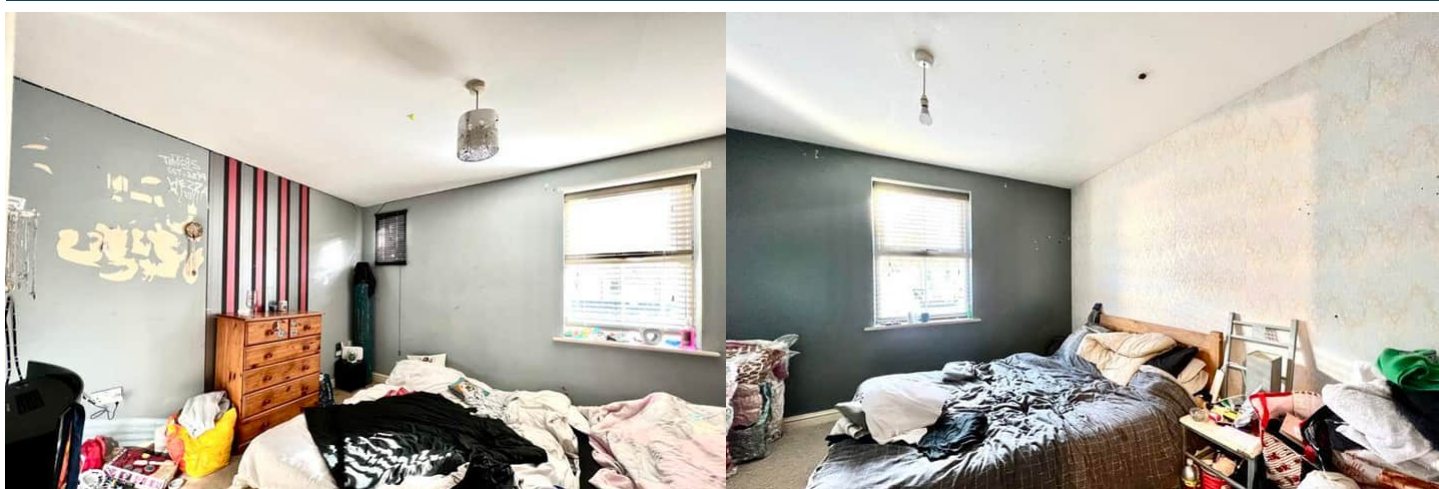
Located in the popular town of Calne, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M4, A350 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

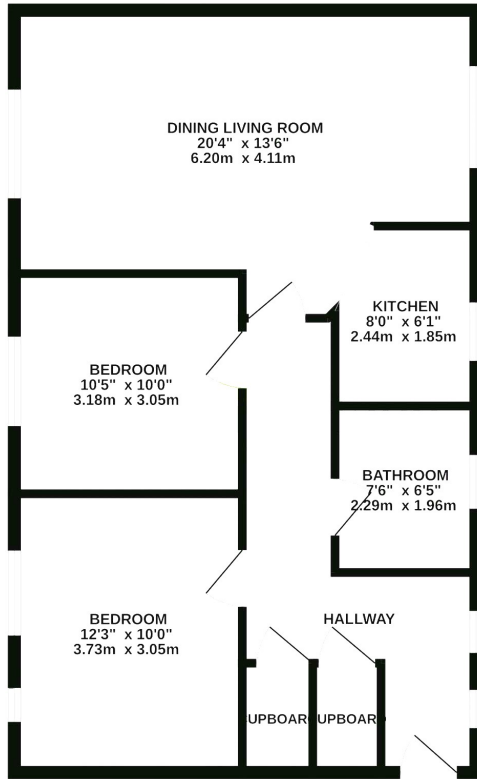
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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