

**Auction**

2 bed apartment to buy in SN11

The Pippin, Calne, Wiltshire, SN11 8RN

£195,000

 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Age restricted property - Over 60
- ✓ Residents Parking
- ✓ Modern 2023-built apartment
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Welcome to this beautifully presented two-bedroom upper ground floor apartment with balcony, ideally situated within the highly sought-after Churchill Living development at The Pippin, Calne. Built in 2023 and offering approximately 797 square feet of stylish, contemporary living space, this exceptional home is perfectly designed for comfortable, secure, and sociable retirement living.

This modern apartment boasts a spacious and thoughtfully designed layout, combining elegance with practicality. The bright and inviting living areas provide the perfect setting for both relaxing and entertaining, while the private balcony offers a wonderful additional space to enjoy fresh air and peaceful surroundings.

Residents benefit from an outstanding range of exclusive on-site amenities, including a Lodge Manager available 5 days a week for added peace of mind, an owners' private car park, and a welcoming Owners' Lounge & coffee bar where regular social events create a vibrant community atmosphere. For visiting friends and family, a Guest Suite is available, and owners are also entitled to use Guest Suites at Churchill Living developments across the country.

Situated in the charming town of Calne, this property enjoys easy access to local shops, amenities, green spaces, and excellent transport links to surrounding towns and cities, making it a convenient and desirable place to call home.

This fantastic apartment presents a rare opportunity to secure a nearly new property within a premium retirement community, offering independence, comfort, and a wonderful lifestyle. Whether you are downsizing, investing, or searching for your next chapter, this superb home is not to be missed.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 997

Ground Rent Review Period: Ground rent is not charged at this Development.

Annual Service Charge Amount: £4,548.00

Price: Starting Bid £195,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access, Level Access Shower

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

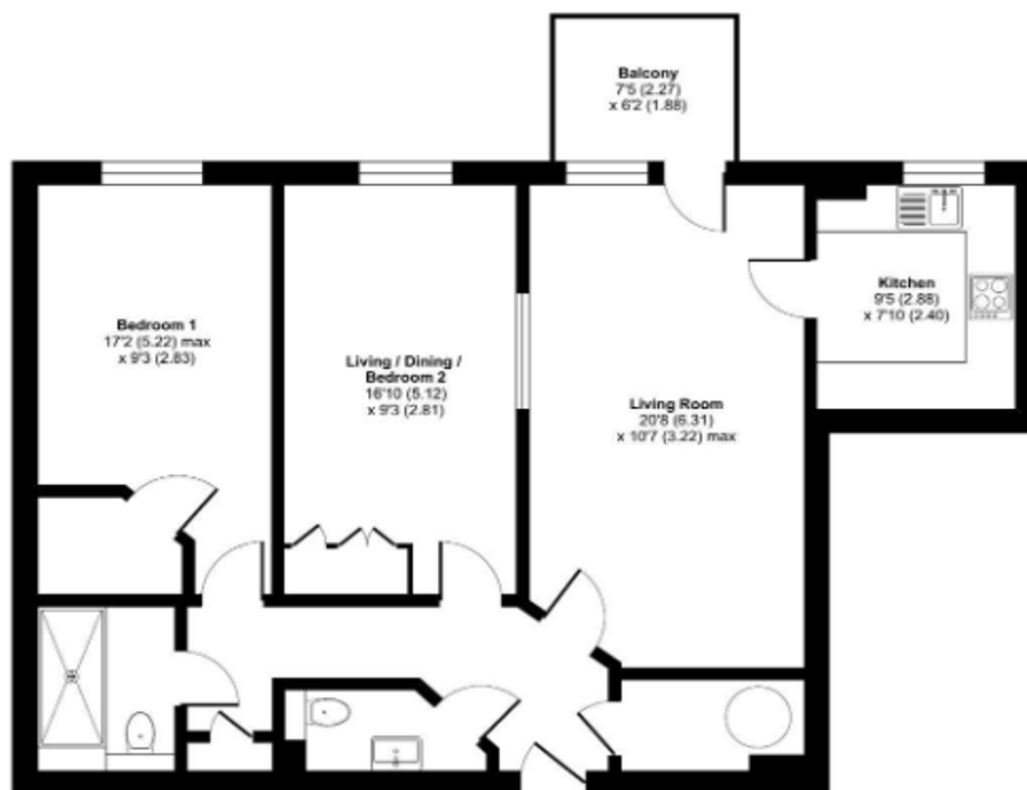
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

The Pippin, Calne, Wiltshire, SN11 8RN

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

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.

