



## **Clift House Langley Road, Chippenham, SN15 1DS**

**£134,950**

REFITTED KITCHEN AND BATHROOM Located within walking distance to the town centre and Mainline train station with bus stop outside of the development, first floor, warden controlled flat. Benefits within the development include communal gardens, parking, social events and gatherings.

Accommodation briefly comprises: hallway, living room, kitchen, two bedrooms and bathroom. Please note this property can only be purchased by clients who are 55 years or older. There is NO ONWARD CHAIN.

### **Communal Hallway**

Communal hallway with stairs and lifts to other floors.

### **Entrance**

Front door leads into entrance hallway, built in cupboard and further cupboard, electric heater.

### **Living Room 17'02" x 9'0" (5.23m x 2.74m)**



Double glazed window overlooking the communal garden, electric heater.

### **Re Fitted Kitchen 11'04" x 5'07" (3.45m x 1.70m)**



White gloss finish with laminated work tops, a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, inset electric hob with cooker hood, fitted electric oven, integrated fridge/freezer.

### **Bedroom One 11'05" x 11'04" (3.48m x 3.45m)**



Double glazed window, electric heater.

### **Bedroom Two 11'04" x 6'03" (3.45m x 1.91m)**



Double glazed window.

### **Re Fitted Bathroom**



Walk in shower, W.C, hand basin with vanity unit.

## Communal Gardens



For use by the residents.

### **Tenure**

GOV.UK advises the property is Leasehold.

99 Years from 15/04/2011

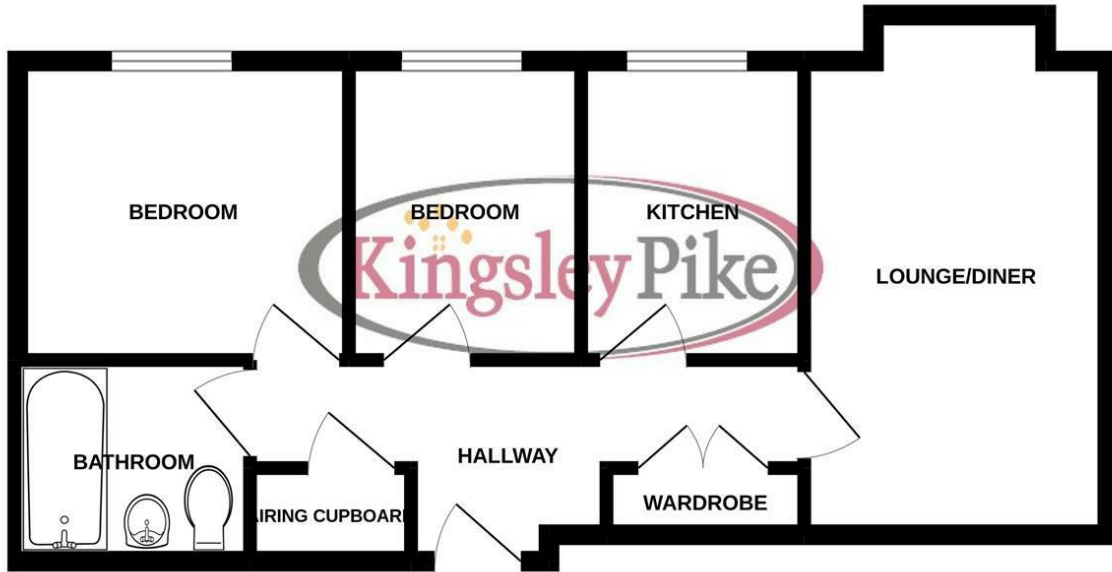
Maintenance Charge £296.59 / Month

There is a deferred Service Charge that a seller would have to pay if they sell the flat. Paid to Anchor Housing, 1% of the purchase price multiplied the number of years that they have owned the flat.

### **Council Tax**

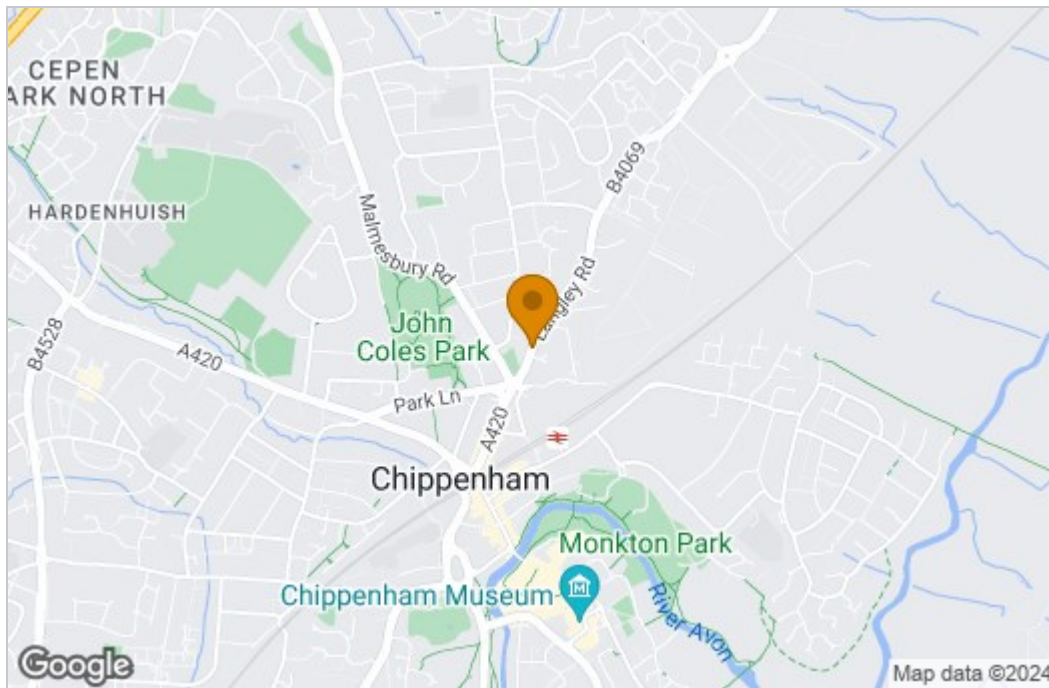
Gov.Uk advises the Council Tax is Band B.

# Floor Plan

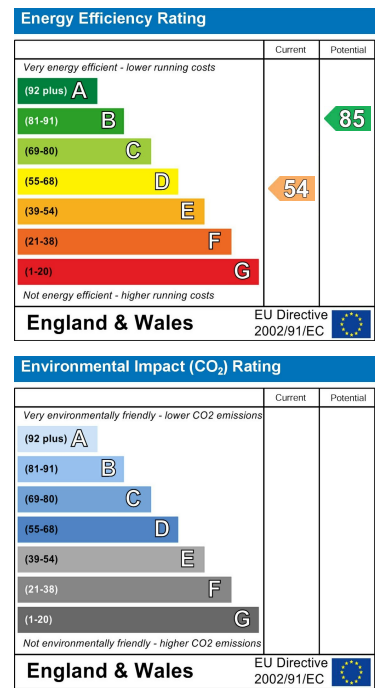


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.