



Flat 25 Clift House Langley Road, Chippenham, SN15 1DS

£105,000

Located within walking distance to the town centre, a warden controlled two bedroom flat. The property benefits from communal gardens and parking and is also within walking distance of John Coles Park. Accommodation briefly comprises: hallway, living room, kitchen, two bedrooms and bathroom. This property can only be purchased by clients who are 55 years and older. There are lifts and a guest room and also communal living room and laundry room. NO ONWARD CHAIN.

Entrance Hallway

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

Living / Dining Room 17'02" x 9'0" (5.23 x 2.74)



Double glazed window, electric heater, entry phone.

Fitted Kitchen 11'03" x 9'07" (3.43 x 2.92)



Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, space for fridge/freezer, space for cooker.

Bedroom One 11'04" x 11'03" (3.45 x 3.43)



Double glazed window, electric heater.

Bedroom Two 11'03" x 6'04" (3.43 x 1.93)



Double glazed window, electric heater.

Bathroom

Panelled bath, over bath shower, pedestal hand basin, W.C.

Communal Garden



Communal garden area.

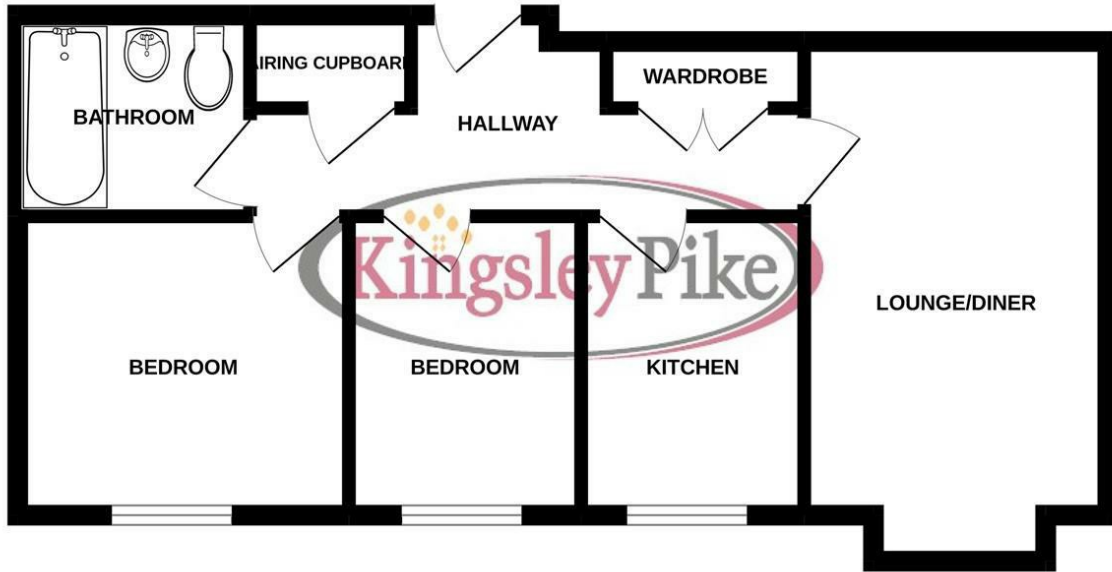
Tenure

GOV.UK advises the tenure is Leasehold
Length of Lease: 99 Years commenced from 1995
Maintenance Charges: c. £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 Band

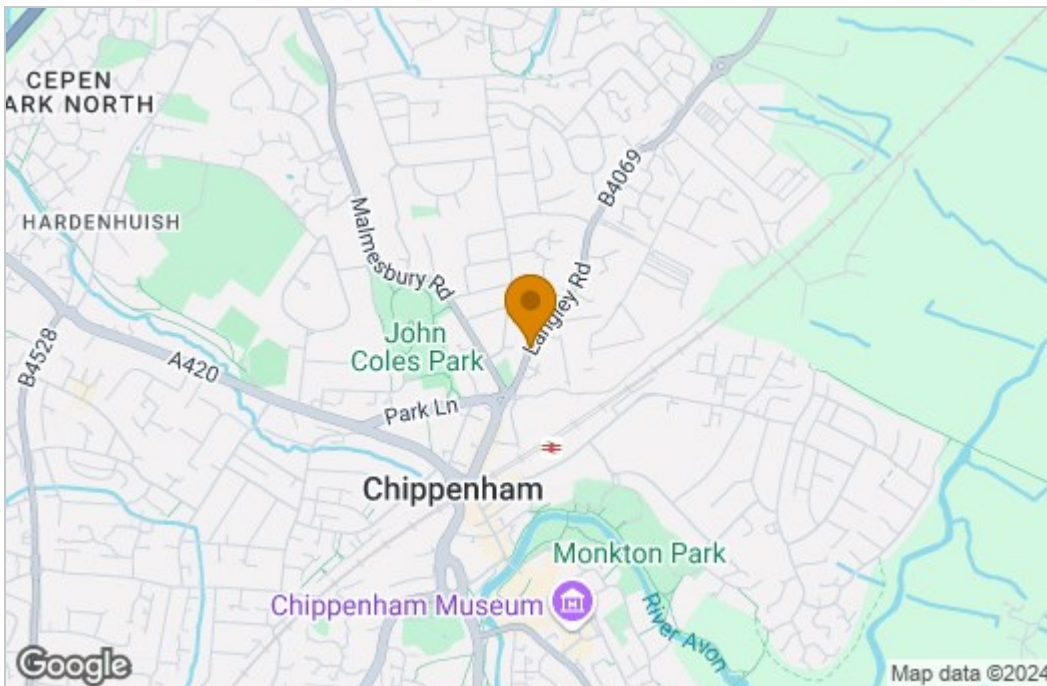
GOV.UK advises the band is B

Floor Plan

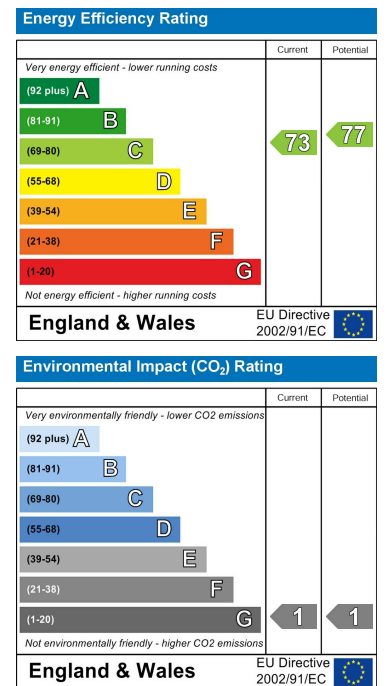


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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