



31 Clift House Langley Road, Chippenham, SN15 1DS

£105,000

Located within walking distance to the town centre and Main line train station with bus stop outside of the development, Second floor, warden controlled flat. Benefits within the development include communal gardens, communal 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 Entrance

Lifts and Staircases to other floors.

Entrance Hallway

Front door leads into Entrance, built in cupboard, further built in cupboard housing hot water tank.

Living Room 17'03" x 9'0" (5.26m x 2.74m)



Double glazed window, electric heater.

Fitted Kitchen 11'06" x 5'08" (3.51m x 1.73m)



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

Bedroom One 11'04" x 11'08" (3.45m x 3.56m)



Double glazed window, electric heater.

Bedroom Two 11'05" x 6'04" (3.396m x 1.93m)



Double glazed window, electric heater.

Bathroom



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

Communal Garden



Communal garden and also communal parking

Tenure

Gov.UK advises the property is Leasehold. 99 Years commenced from 1995

We have been advised Management Company Charges 296.59 / Month

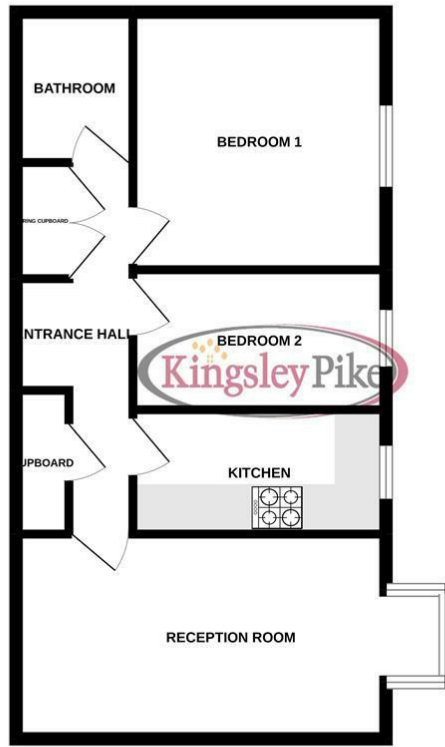
There is a deferred Service Charge that a seller would have to pay if they sell the flat. Paid to Anchor Housing, 1% of the purchase price multiplied the number of years that they have owned the flat.

Council Tax Band

Gov.Uk advises the Council Tax Band is B

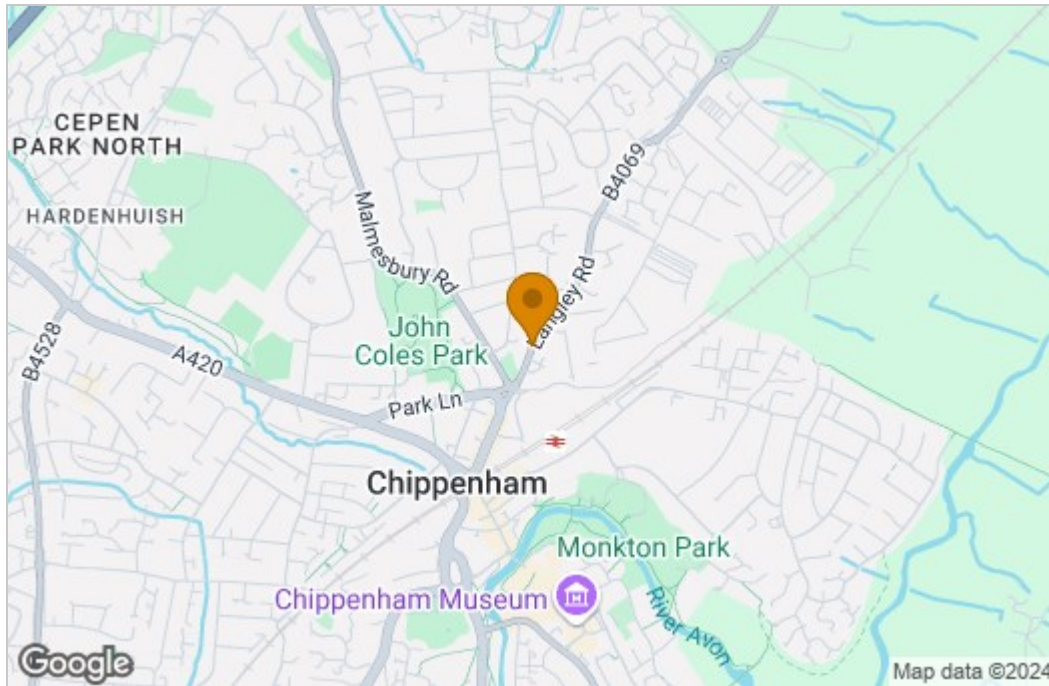
Floor Plan

SECOND FLOOR



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. Made with Metropix ©2022

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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