

for sale

£140,000



## Clift House Langley Road Chippenham SN15 1DS

Two bedroom FIRST FLOOR RETIREMENT Apartment for the over 55s located in Clift House. The development is within walking distance of local shops and amenities. No onward chain.





# Clift House Langley Road Chippenham SN15 1DS

## Description

Connells are pleased to offer this very well presented Two Bedroom FIRST FLOOR RETIREMENT Apartment for the over 55s located in Clift House. The development is within walking distance of local shops and amenities, it is also close to the local bus service and within easy access of the mainline railway station and the M4. Outside, there are communal gardens. The property is offered with NO ONWARD CHAIN.



## Accommodation

### **Communal Entrance Hall**

Entry via the Clift House main entrance into the communal entrance hall.

### **Entrance Hall**

Entrance door to front. Doors to all rooms. Built in storage cupboard. Airing cupboard.

### **Lounge / Diner**

17' 2" x 11' 3" max into bay ( 5.23m x 3.43m max into bay )  
Double glazed bay window and double glazed window to side. TV point. Electric heater.

### **Kitchen**

11' 3" x 5' 1" ( 3.43m x 1.55m )  
Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated electric eye level oven and integrated hob. Double glazed window to front.

### **Bedroom One**

11' 5" x 11' 4" ( 3.48m x 3.45m )  
Double glazed window to front. Electric heater.

### **Bedroom Two**

11' 3" x 6' 3" ( 3.43m x 1.91m )  
Double glazed window to front. Electric heater.

### **Bathroom**

Refitted suite comprising corner shower cubicle, low level WC and wash hand basin with vanity unit. Fully tiled walls. Laminate flooring.

## Outside

### **Communal Gardens**

Well maintained gardens with a range of shrub borders, mature trees and communal seating areas. Outside laundry drying area.

### **Parking**

Off street parking in the car park.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01249 652 476**  
**E [chippenham@connells.co.uk](mailto:chippenham@connells.co.uk)**

59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM305636 - 0004

**Tenure:** Leasehold

**EPC Rating:** E

**view this property online [connells.co.uk/Property/CHM305636](http://connells.co.uk/Property/CHM305636)**

This is a Leasehold property with details as follows; Term of Lease 158 years from 21 May 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

