

for sale

£110,000



Clift House Langley Road Chippenham SN15 1DS

NO ONWARD CHAIN. This two bedroom **FIRST FLOOR RETIREMENT** Apartment for the over 55s is located in Clift House. The development is within walking distance of local shops and amenities



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Description

Connells are delighted to present this well-presented two-bedroom first floor retirement apartment in the popular Clift House development, designed exclusively for the over 55s. Conveniently located within walking distance of local shops, amenities, and a nearby bus service, the property also provides easy access to the mainline railway station and the M4, ideal for visiting friends and family.

Enjoying a desirable corner position, the apartment is bright and airy throughout, and benefits from a newly fitted kitchen

and bathroom, along with new carpets, offering a fresh and comfortable feel. It's perfectly presented and ready to move straight into with no work required. Lift access to all floors makes it easy to come and go without the worry of stairs.

Clift House provides a peaceful and well-maintained setting, with attractive communal gardens and a strong sense of community.

This property is ideal for those looking to downsize or enjoy a quieter lifestyle, with everything you need close at hand. Early viewing is highly recommended.



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

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59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM305636 - 0013

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 3252.00

Ground Rent: Ask Agent

view this property online 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.

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