for sale

£120,000



Clift House Langley Road Chippenham SN15 1DS

A two bedroom GROUND FLOOR RETIRMENT APARTMENT comprising Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms and Bathroom. Outside there are communal gardens. Easy access to the Town Centre.







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Description

This lovely GROUND FLOOR RETIREMENT APARTMENT for the over 55s is located in Clift House. The development is within walking distance of local shops and amenities and conveniently located for easy access to Chippenham Town Centre where there is a further range of shops, bars and restaurants as well as a mainline railway station.

The property comprises Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms and Bathroom. Outside there are communal gardens.







Accommodation

Entrance Hall

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

Lounge/Diner

19' 6" x 9' (5.94m x 2.74m)

Bay window to front. TV point. Electric heater,

Kitchen

11' 1" x 5' 5" (3.38m x 1.65m)

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Space for cooker. Window to front.

Bedroom One

11' 3" x 11' 3" ($3.43 m\ x\ 3.43 m$)

Window to front. Electric heater.

Bedroom Two

11' 3" x 6' 3" (3.43m x 1.91m)

Window to front. Electric heater.

Bathroom

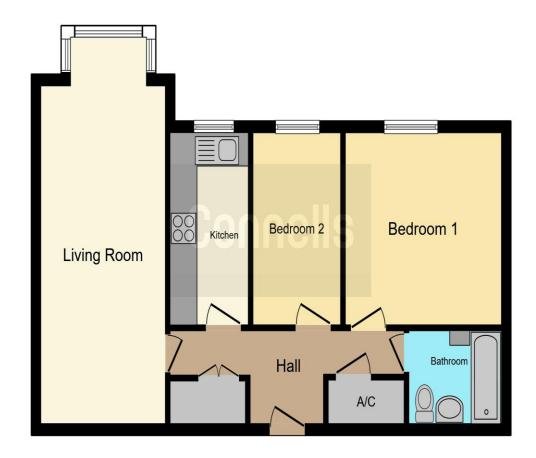
Suite comprising low level WC, wash hand basin and bath.

Outside

Communal Gardens

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





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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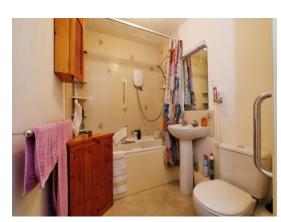
Property Ref: CHM306013 - 0004

Tenure: Leasehold

EPC Rating: E

view this property online connells.co.uk/Property/CHM306013

This is a Leasehold property with details as follows; Term of Lease 99 years from 14 Oct 2003. 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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