

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.



# Clift House Langley Road Chippenham SN15 1DS

## 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" ( 3.43m x 3.43m )

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](http://www.focalagent.com)

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59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306013 - 0004

**Tenure:** Leasehold

**EPC Rating:** E

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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.

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