

for sale

£120,000



Clift House Langley Road Chippenham SN15 1DS

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



Clift House Langley Road Chippenham SN15 1DS

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" (5.23m x 3.43m)

Double glazed bay window to front. 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. Electric cooker. Appliance space.. Double glazed window to front.

Bedroom One

11' 4" x 11' 5" (3.45m x 3.48m)

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 shower cubicle, vanity wash hand basin and low level WC.

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 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

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM306182 - 0002

Tenure: Leasehold

EPC Rating: E

view this property online connells.co.uk/Property/CHM306182

This is a Leasehold property with details as follows; Term of Lease 99 years from 15 Apr 1994. 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.



see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk