

for sale

£110,000



## Clift House Langley Road CHIPPENHAM SN15 1DS

NO ONWARD CHAIN. This two bedroom  
GROUND 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

The property is offered with NO ONWARD CHAIN. Connells are pleased to offer this well presented Two Bedroom GROUND 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.

## Communal Entrance Hall

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

## Hallway

Entrance door. Two built in storage cupboards. Doors to all rooms.

## Lounge/Diner

11' 3" x 17' 2" ( 3.43m x 5.23m )

Double glazed bay window to front. TV point. Electric heater. Feature fireplace with electric fire.

## 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. Washing machine. 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' 4" x 6' 3" ( 3.45m 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](http://www.focalagent.com)

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: CHM306321 - 0006

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 4104.00

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/CHM306321](http://connells.co.uk/Property/CHM306321)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 12 Jul 1991. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)