





This well presented two-bedroom second floor apartment is located in a quiet, friendly, and secure residential complex ideally situated to offer easy access to all of Chippenham's amenities and transport links, with easy walking access to the town centre, supermarkets and the main railway station. The property is situated towards the rear of the complex and offers tranquil views over St Paul's Church and the communal garden. The accommodation is based around a spacious hallway with useful storage cupboards and doors leading to the lounge/dining room, re-fitted kitchen, modern fitted shower room and both bedrooms. The complex also offers a communal laundry area, a meeting room, a drying area, a games room and two communal parking areas.

### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

### Situation - Chippenham

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

### Accommodation

With approximate measurements, the accommodation comprises:

#### Entrance Hall

Entrance hall door to front, doors to lounge/dining room, kitchen, shower room and bedrooms, large double cupboard, airing cupboard, electric heater, telecom entry system.

#### Lounge/Dining Room 5.94m x 2.72m (19'06" x 8'11")

UPVC double-glazed bay window to rear, electric fireplace with stone fire surround, door to hallway.

#### Kitchen 3.35m x 1.70m (11'00" x 5'07")

UPVC double-glazed window to rear, door to entrance hall, fitted kitchen offering a matching range of wall units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring electric hob with matching cooker hood over, built in dishwasher and fridge freezer.

#### Bedroom One 3.43m x 2.77m (11'03" x 9'01")

UPVC double-glazed window to rear, electric heater, built in double wardrobes.

#### Bedroom Two 3.43m x 1.91m (11'03" x 6'03")

UPVC double-glazed window to rear, electric heater.

#### Shower Room

Fitted with a modern three-piece white suite comprising double shower cubicle with rain head and handheld shower heads, vanity wash hand basin, low level w/c, all with chrome fittings, fully tiled, chrome heated towel rail, extractor fan.

### Property Information

Utilities/Services - Mains Electric, Water & Drainage, Electric Heating

Wiltshire Council Tax - Band B

Tenure - Leasehold Service Charge - £3559.00 per year for 2023/24 Ground Rent - £214.35 for 2023/24 Length of Lease TBC years from TBC (90 years remaining in 2024)

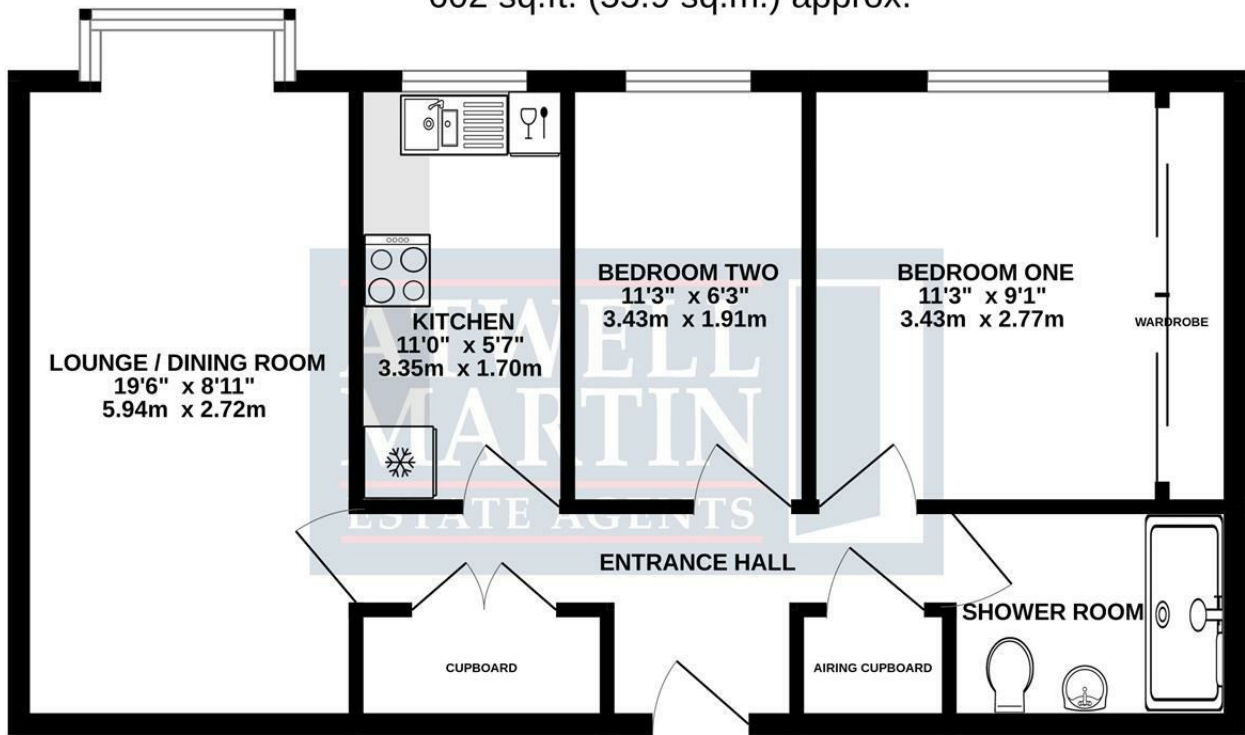
Communal Facilities - laundry, games room and residents lounge, gardens, clothes drying area, on-site parking, indoor electric scooter parking and charging area, resident property manager.







## SECOND FLOOR APARTMENT 602 sq.ft. (55.9 sq.m.) approx.



CLIFT HOUSE, LANGLEY ROAD CHIPPENHAM, WILTSHIRE, SN15 1DS

TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		76
		54
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing