

for sale

£130,000



Clift House Langley Road Chippenham SN15 1DS

No Onward Chain. Retirement apartment.
Lounge. Kitchen. Two Bedrooms.
Bathroom. Communal Parking. Visitor
Parking.



Clift House Langley Road Chippenham SN15 1DS

Description

NO ONWARD CHAIN. Very well presented Two Bedroom FIRST 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.



Accommodation

Hallway

Entrance door to front. Electric heater. Airing cupboard. Doors to all rooms.

Lounge

14' 8" x 11' 1" (4.47m x 3.38m)

Window to front. Electric heater. Fireplace. TV point.

Kitchen

8' 11" x 7' 9" (2.72m x 2.36m)

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Part tiled walls. Plumbing for washing machine. Space for cooker. Window to side.

Bedroom One

13' 1" x 9' 11" (3.99m x 3.02m)

Window to front. Electric heater.

Bedroom Two

10' 6" x 6' 10" (3.20m x 2.08m)

Window to rear. Electric heater. Built in cupboard.

Bathroom

Suite comprising low level WC, wash hand basin and panelled bath with shower over. Window to rear.

Outside

Communal gardens and visitor parking.





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: CHM305903 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2890.80

Ground Rent: Ask Agent

[view this property online connells.co.uk/Property/CHM305903](http://www.connells.co.uk/Property/CHM305903)

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 May 2001. 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.

