





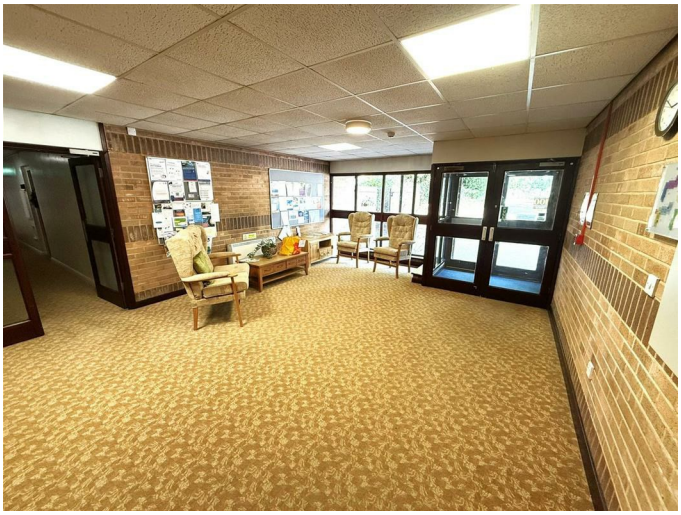


8 Clift House Langley Road, Chippenham, SN15 1DS

£95,000

GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT WITH OPEN ASPECT OVER COMMUNAL GARDENS TO THE REAR. Within close proximity to the town centre and main line railway station serving London Paddington, a well presented two bedroom ground floor retirement apartment. The accommodation on offer briefly comprises: Hall, Living Room, Fitted Kitchen with integrated dishwasher and fridge/freezer, Two Bedrooms and Bathroom. Over 55 Years only. NO ONWARD CHAIN.

Communal Hallway



Front door leads into Communal Hallway with lifts serving further floors.

Entrance To Apartment

Front door leads into hall, built in cupboard, electric heater, further cupboard.

Living Room 17'04" x 9'01" (5.28m x 2.77m)



Double glazed bay window over looking communal garden, fireplace, electric heater.



Fitted Kitchen 11'04" x 5'07" (3.45m x 1.70m)



Double glazed window, work tops with a range of cupboards and drawers, inset sink unit, inset hob with fitted oven, integrated dishwasher and fridge/freezer.

Bedroom One 11'04" x 11'04" (3.45m x 3.45m)



Double glazed window, electric heater.

Bedroom Two 11'04" x 6'02" (3.45m x 1.88m)



Double glazed window, electric heater.

Bathroom



Bath with over bath shower, hand basin, W.C.

Communal Facilities

There is a communal laundry and also communal sitting room.

Outside



Communal Gardens for the use by residents.





Tenure

GOV .UK Advise Leasehold. 99 Years from 1998.

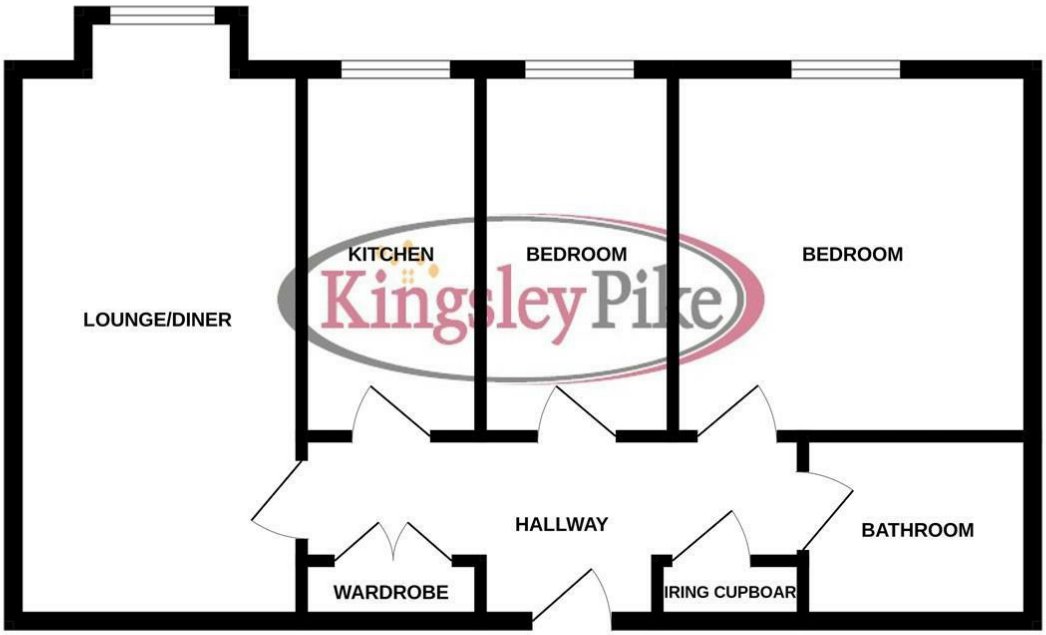
Maintenance Charge & Ground Rent Approx £296/Month

Council Tax Band

GOV.UK advise Band B

Floor Plan

GROUND FLOOR

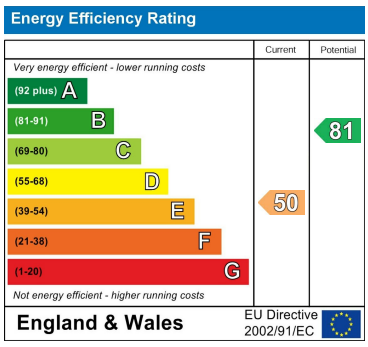


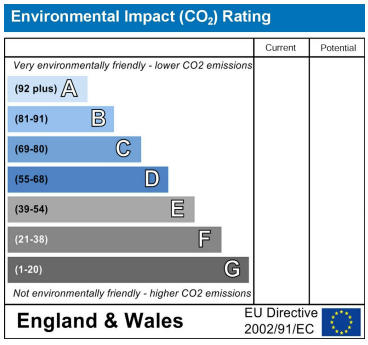
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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