



# Clift House Langley Road, Chippenham, SN15 1DS

GOODMAN WARREN BECK

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£110,000

**NO ONWARD CHAIN.** A first floor retirement apartment enjoying a pleasant aspect overlooking the communal gardens and church. The property is ideally situated offering easy access to the nearby shops, town centre and other amenities. The accommodation comprises of a reception hall with a large storage cupboard, a spacious sitting/dining room with bay window, a modern fitted kitchen with granite worksurfaces, built-in oven and hob and integrated dishwasher, two bedrooms both with built-in wardrobes and a modern well appointed shower room. The apartment is presented in good decorative order and has the added security of a telephone entry system and a lodge manager on site. The development offers independent self contained living whilst benefiting from additional communal facilities.

## Situation

The property is very conveniently situated just a short walk from the town centre with its numerous amenities, the local post office and general stores and mainline rail station (London Paddington c.1 hour). Picturesque John Cole's Park with its bandstand is also just a few minutes walk away. J.17 of the M4 motorway is c.4 miles north.

## Accommodation Comprising:

Door to:

### Reception Hall

Large storage cupboard. Airing cupboard. night storage heater. Doors to:

### Sitting/Dining Room

Double glazed box bay window to rear overlooking the communal gardens and church beyond. Night storage heater. Telephone entry system. Television point. Coving.

### Kitchen

Double glazed window overlooking the communal garden. Electric panel heater. Range of drawer and cupboard base units with matching wall mounted cupboards. Granite worksurfaces with matching upstands and undermounted ceramic sink unit with mixer tap. Built-in electric hob and double oven with extractor over. Integrated slimline dishwasher. Space for fridge/freezer.

### Bedroom One

Double glazed window overlooking the communal garden. Built-in wardrobes and bedside cabinet. Electric panel heater.

### Bedroom Two

Double glazed window overlooking the communal garden. Built-in double wardrobe. Electric panel heater.

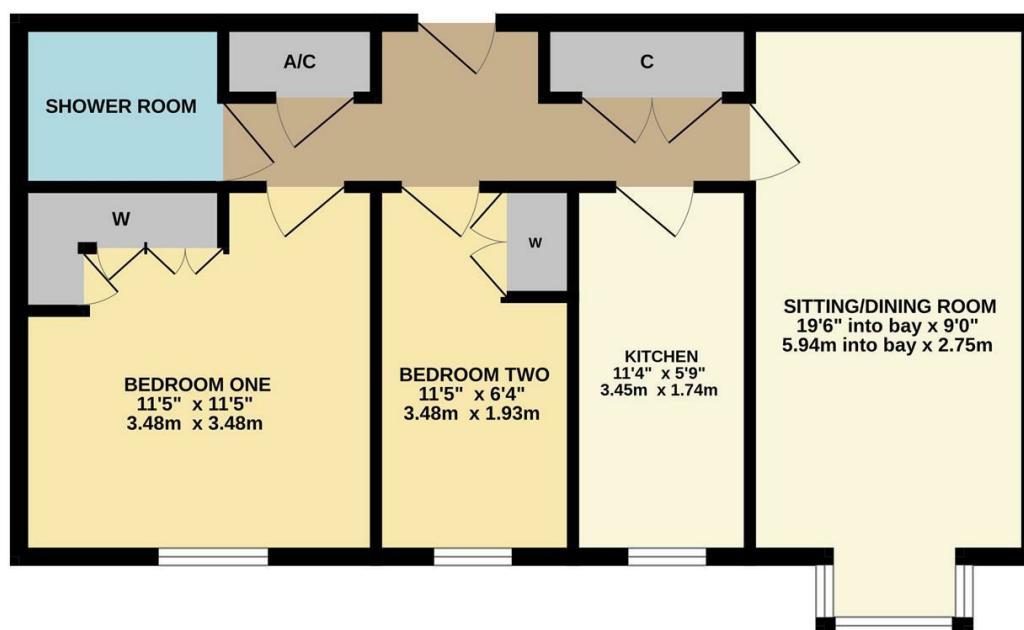
## Shower Room

Electric towel rail. Large walk-in shower with seat. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Extractor.

## Communal Facilities

The development offers a communal laundry area, communal gardens with drying area and a communal lounge.

FIRST FLOOR  
 571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.1 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 PERFORMANCE GRAPHS

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		
EU Directive 2002/91/EC		

Council Tax Band: B

Tenure: Leasehold

**DISCLAIMER:** 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 firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)