



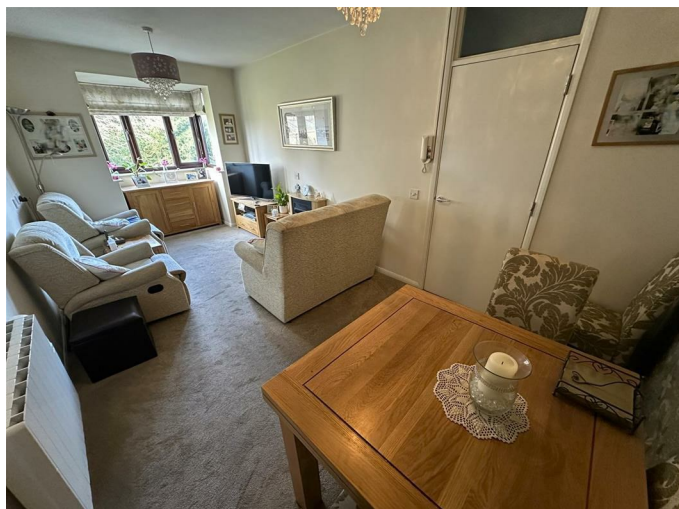
Clift House Langley Road, Chippenham, SN15 1DS

£115,000

Presented in excellent order having been modernised by the current owner, this centrally located retirement apartment is a fantastic option. Comprising; entrance hall, lounge/dining room with bay window, modern fitted kitchen, two bedrooms and modern shower room. A must view apartment.

Entrance Hall

Lounge/Dining Room 17'02 x 9'01 (5.23m x 2.77m)



Bedroom One 11'05 x 11'05 (3.48m x 3.48m)



Bedroom Two 11'07 x 6'04 (3.53m x 1.93m)



Kitchen 11'03 x 5'01 (3.43m x 1.55m)



The kitchen comprises; range of modern floor and wall mounted units, laminate flooring, tiled splashes, electric oven, electric hob, extractor fan, integral fridge/freezer and dishwasher.

Shower Room 6'09 x 5'04 (2.06m x 1.63m)



Fully tiled, toilet, vanity storage, wash hand basin, walk in shower with electric shower, towel radiator and extractor fan.

Communal Parking

There are residents and visitor car parks to the front and rear of the building.

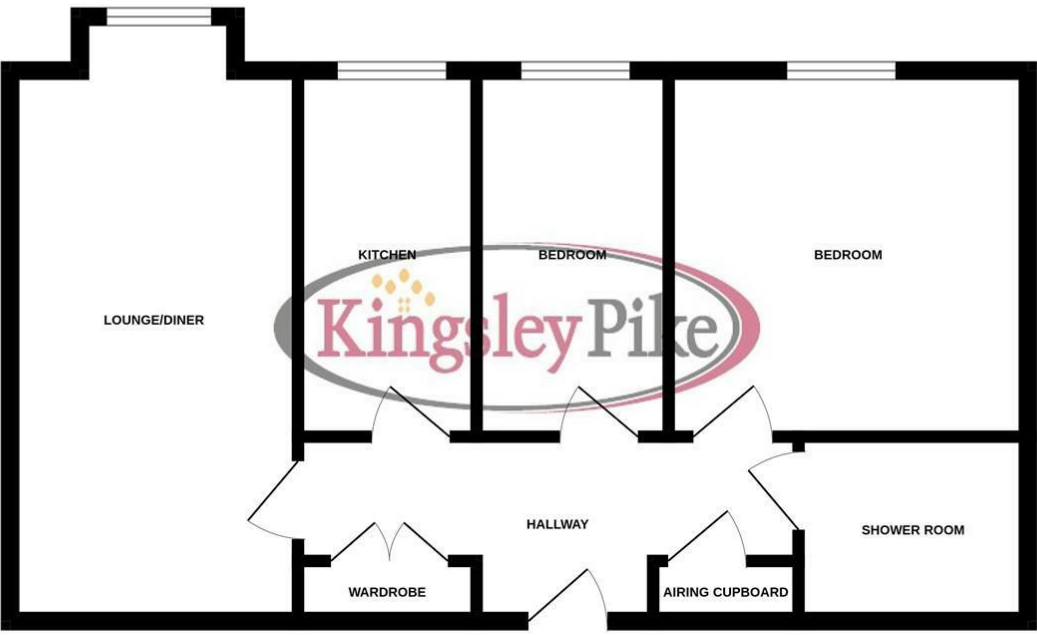
Council Tax

We are advised by the .Gov website that the property is band B.

Tenure

We are advised by the .Gov website that the tenure is leasehold. There is a 99 year lease from 1996. The current service charge (as of February 2026) is £344.22 per month.

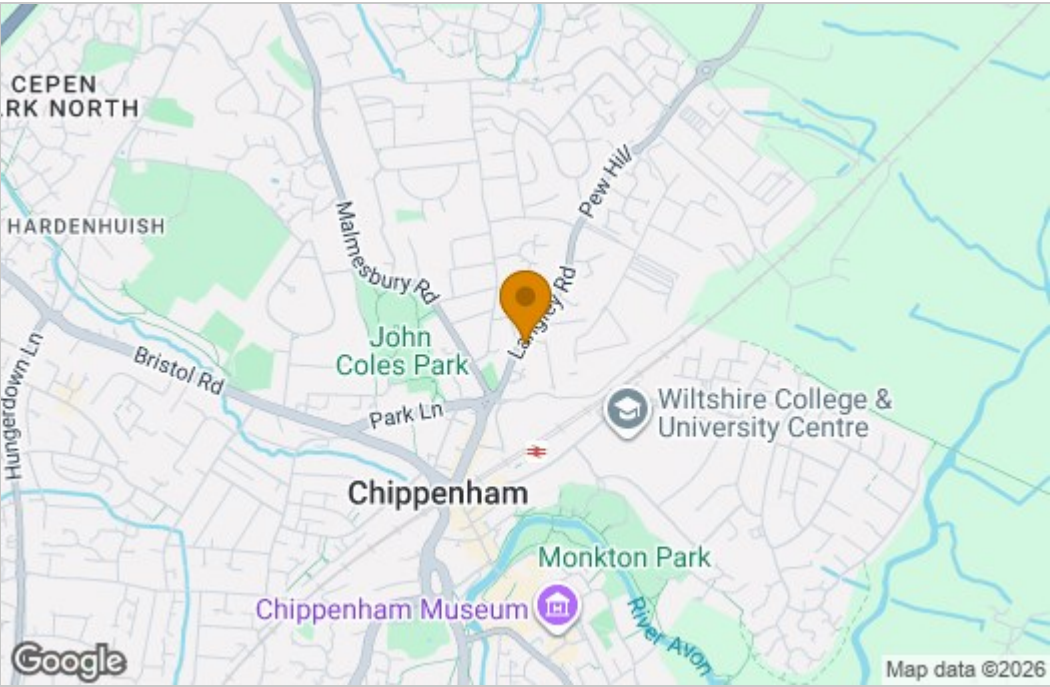
Floor Plan



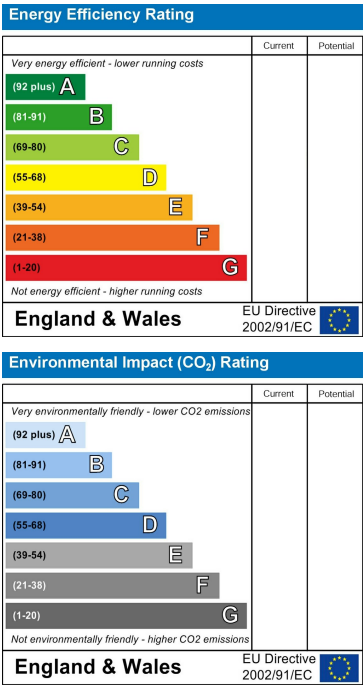
2 BEDROOM APARTMENT

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



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