Flat 25 Clift House Langley Road, Chippenham, SN15 1DS

£55,000

Located within walking distance to the town centre, a warden controlled two bedroom 2nd floor flat. The property benefits from communal gardens and parking and is also within walking distance of John Coles Park. Accommodation briefly comprises: hallway, living room, kitchen, two bedrooms and bathroom. This property can only be purchased by clients who are 55 years and older. There are lifts and a guest room and also communal living room and laundry room. NO ONWARD CHAIN.

Entrance Hallway
Front door leads into entrance hallway, electric heater, built in cupboard,

Living / Dining Room 17'02" x 9'0" (5.23 x 2.74)

Double glazed window, electric heater, entry phone.

Fitted Kitchen 11'03" x 9'07" (3.43 x 2.92)

Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, space for fridge/freezer, space for cooker.

Bedroom One 11'04" x 11'03" (3.45 x 3.43)

Double glazed window, electric heater.

Bedroom Two 11'03" x 6'04" (3.43 x 1.93)

Double glazed window, electric heater.

Bathroom
Panelled bath, over bath shower, pedestal hand basin, W.C.

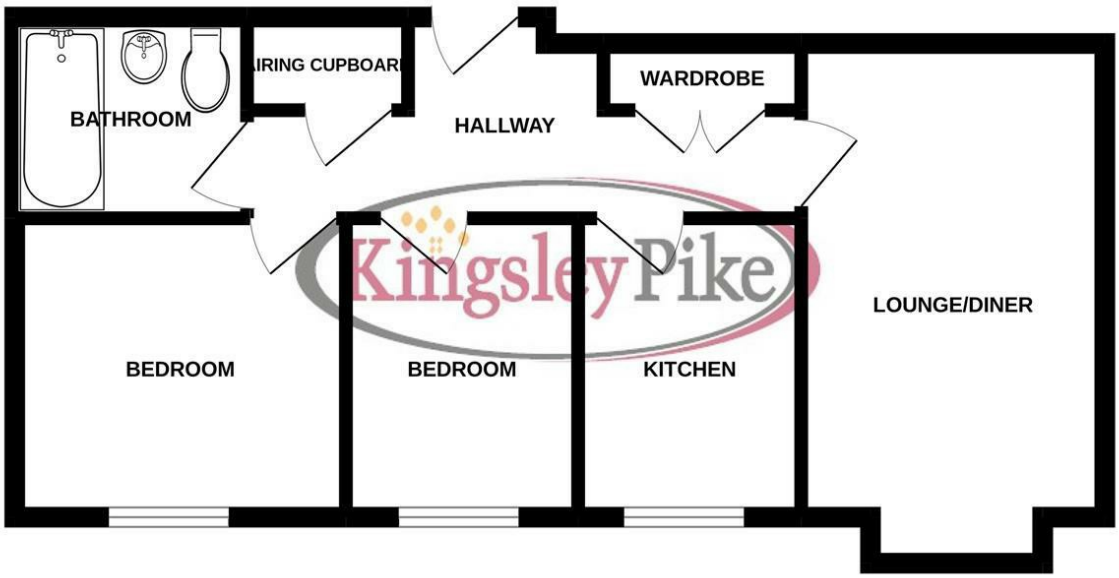
Communal Garden

Communal garden area.

Tenure
GOV.UK advises the tenure is Leasehold
Length of Lease: 99 Years commenced from 1995
Maintenance Charges: c. £296.59 / Month
There is a deferred Service Charge that a seller would have to pay if they sell the flat. Paid to Anchor Housing, 1% of the purchase price multiplied the number of years that they have owned the flat.

Council Tax Band
GOV.UK advises the band is B

Floor Plan



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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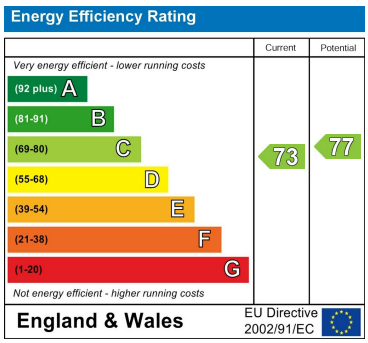
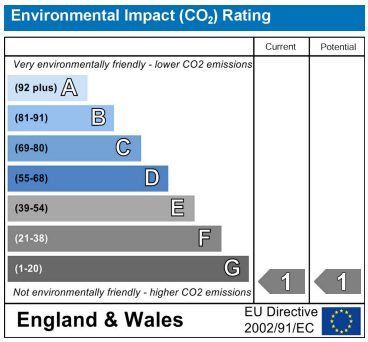
Area Map

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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