



📍 24 Clift House, Langley Road, Chippenham, Wiltshire, SN15 1DS

🔗 Offers In The Region Of £65,000

A second floor, two bedroom retirement apartment, which forms part of the highly regarded Clift House retirement development for Over 55's, a short distance from the centre of Chippenham town centre. No Onward Chain.

- Offered With No Onward Chain
- Located Within a Pleasant Retirement Development for the Over 55s
- Short Walk to Chippenham Town Centre and Local Amenities
- Two-Bedroom Second-Floor Apartment
- Estate Manager & 24-Hour Emergency Alarm Call Service
- Stairs and Lift Access to all Floors
- Communal Facilities
- Close Proximity to Chippenham Railway Station
- In Need of Cosmetic Updating

🏠 Leasehold

🏠 EPC Rating E



Offered with no onward chain, this superbly positioned two-bedroom second-floor apartment is within a short walk of Chippenham town centre and its many amenities. The property is conveniently located within a pleasant and well-regarded retirement development for the over 55s.

Clift House is a fantastic managed development designed specifically for residents aged 55 and over, benefiting from a resident estate manager and a 24-hour emergency alarm call service. The development is situated only a short distance from Chippenham town centre and the railway station.

In need of cosmetic updating, the accommodation briefly comprises a secure communal entrance with stairs and a convenient lift servicing all floors. The apartment itself offers an entrance hall, a generous sitting/dining room, a fitted kitchen, a bathroom with shower, and two bedrooms.

Situation

Clift House is a fantastic, managed development designed for the over 55s, with a resident estate manager and a 24 hour emergency alarm call service, only a short distance from the town centre and railway station of Chippenham. The dynamic town centre boasts access to a local hospital and plenty of doctors surgeries. Banks, retail stores and independent shops are also in good supply. This historical market town also benefits from regular town markets. Places of interest in the local area are varied with John Coles Park, the Museum, the Heritage Centre and Chippenham Folk Festival just a few examples. For those interested in wider travel, transport links are strong with a regular bus service connecting residents to towns including Bath, Calne, Devizes, Trowbridge and Swindon. Rail links are also good and Chippenham railway station features along the main line to London Paddington. It also retains some impressive railway arches and architectural triumphs built by the famous engineer Brunel. As an ancient riverside market town, Chippenham also has plenty of historical intrigue for those interested in living in this area. Natural attractions are also found in abundance with the River Avon, the Cotswolds, Salisbury Plain and Birds Marsh (a large marshland of around 24 hectares or 29 acres) just a few places in the area you might like to visit.

Property Information

Council Tax Band; B

Leasehold: 99 year lease from 1999 72 years remaining

Mains Water, Electricity & Drainage

EPC Rating; E

No Onward Chain



Ground Floor

Approx. 558.4 sq. feet



Total area: approx. 558.4 sq. feet

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 of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.