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Clift House, Chippenham

Price Guide £165,000



This delightful two bedroom apartment is located within a small courtyard sitting within the established development of Clift House. The property is situated within walking distance of local amenities and the town centre. The entrance leads to stairs with a stairlift leading to the front door. The accommodation consists of an entrance hall, lounge, kitchen, shower room and two double bedrooms. The property also benefits from electric heating, stair lift to first floor and Upvc double glazing. NO ONWARD CHAIN

### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

### Situation

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

### Accommodation

With approximate measurements the accommodation comprises:

#### Entrance Hall

Front door, storage cupboard, airing cupboard housing the hot water tank, storage heater, doors to the bedrooms, lounge, kitchen and shower room.

#### Lounge 4.88m x 3.07m (16'00" x 10'01")

Double glazed windows to the front and side and a storage heater.

#### Kitchen 3.23m x 2.01m (10'07" x 6'07")

Double glazed window to the front, range of floor and wall mounted units, stainless steel sink and drainer, plumbing for a washing machine, space for a fridge/freezer, space for a cooker and an extractor fan over.

#### Bedroom One 12'03" x 10'01"

Double glazed window to the rear and an electric heater.

#### Bedroom Two 3.07m x 2.72m (10'01" x 8'11")

Double glazed window to the rear and electric heater.

#### Shower Room 1.88m x 1.57m (6'02" x 5'02")

A modern suite, fully tiled with wash hand basin, vanity storage, toilet, walk in shower cubicle with electric shower, towel radiator and extractor fan.

#### Stair Lift Access

There is an electrically operated stair lift from the ground to the first floor which is privately owned and is shared between both the first floor flats.

### Communal Gardens

As a resident of Clift House you have access and use of the communal gardens.

### Parking

Residents parking is available on a daily first come first served basis.

### Extra Facilities Within Clift House

Guest Room in the main building, available for families/friends to stay when visiting leaseholders. It is a double, en-suite, room, needs to be booked. Priority given to relatives visiting a sick family member. Cost £15 per night one person, £20 for 2 people sharing. Clift House also provides monthly coffee mornings, as well as other monthly social events. Other informal social events organised by leaseholders take place.

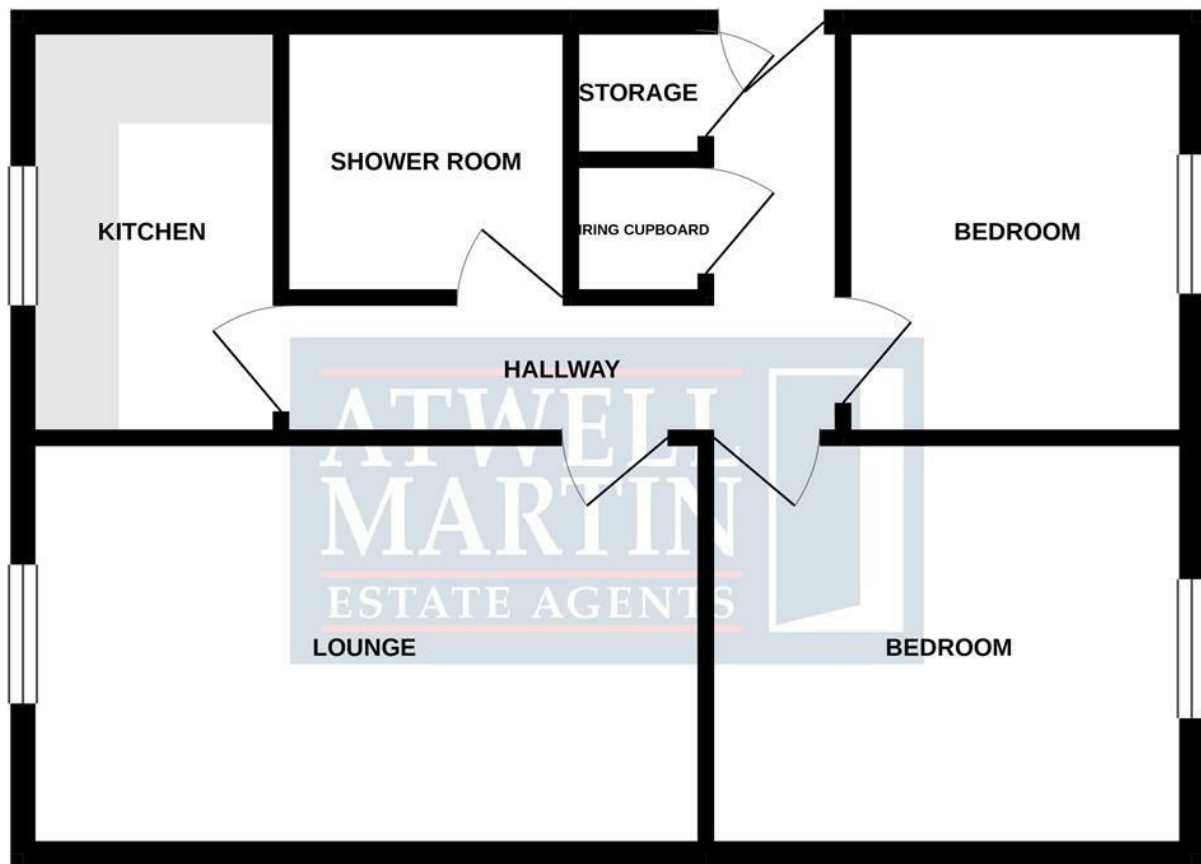








# GROUND FLOOR



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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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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing