



## **26 Clift House Langley Road, Chippenham, SN15 1DS**

**£105,000**

\*\*\*\* NEW CARPETS\*\*\*\* \*REFITTED BATHROOM\*\*\*\* \*REDECORATED\*\*\*\*. Located within walking distance to the town centre, a warden controlled two bedroom 2nd floor flat. The property benefits from communal gardens and communal parking, also within walking distance of John Coles Park. Accommodation briefly comprises: hallway, living room, kitchen, two bedrooms and refitted bathroom. Whilst there is a communal Laundry room in Clift House, this flat benefits from plumbing for a washing machine in the kitchen. 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. No Onward Chain.



### **Communal Hallway**

Door leads into communal hall with seating area, lift serving other floors.

### **Entrance Hall**



Front door leads into hallway with walk in cupboard, further cupboard housing hot water tank.

### **Living / Dining Room 15'07" x 9'05" (4.75m x 2.87m)**



Double glazed bay window, entry phone. electric heater.

### **Kitchen 9'09" x 6'04" (2.97m x 1.93m)**



Double glazed window, work tops, cupboards and drawers under, inset stainless steel sink, plumbing and space for washing machine, space for cooker, electric heater.

### **Bedroom One 12'02" x 9'0" (3.71m x 2.74m)**



Double glazed window, built in wardrobe, electric heater..

**Bedroom Two 12'03" x 6'05" (3.73m x 1.96m)**



Double glazed window.

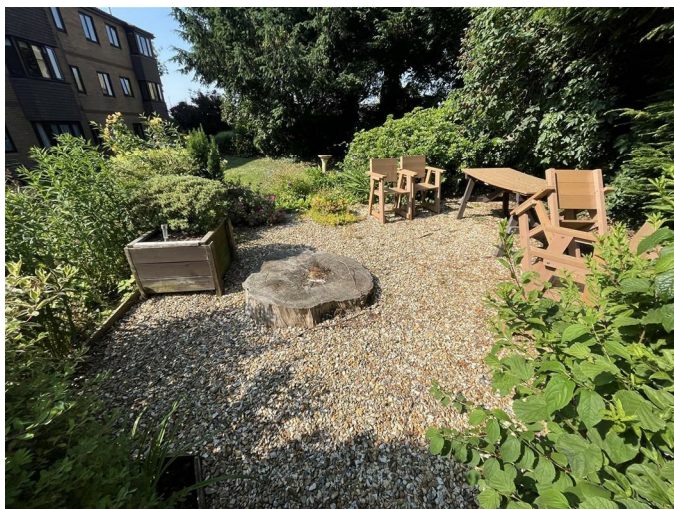
**Re Fitted Bathroom**



Modern shower room, refitted, walk in shower cubicle, hand basin with vanity unit, W.C, extractor fan.

**Outside**

**Communal Gardens**



Communal gardens with lawn and seating area.

**Communal Parking**

Communal Parking and first come first served basis.

**Tenure**

GOV.UK advises Leasehold.

99 Years from 2015

Service Charge: £296.59 / Month

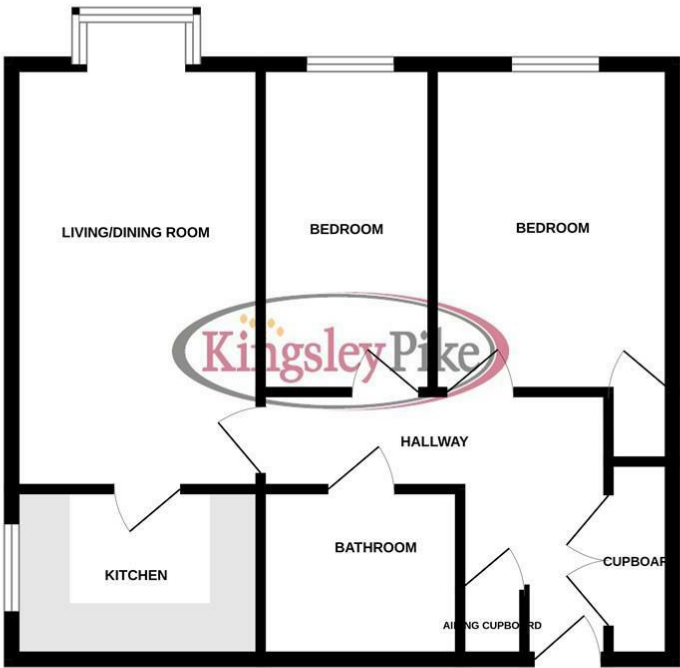
There is a deferred Service Charge that a seller would have to pay if they sell the flat. Paid to Anchor Housing, 1% of the purchase price multiplied the number of years that they have owned the flat.

**Council Tax Band**

GOV.UK advises Band B



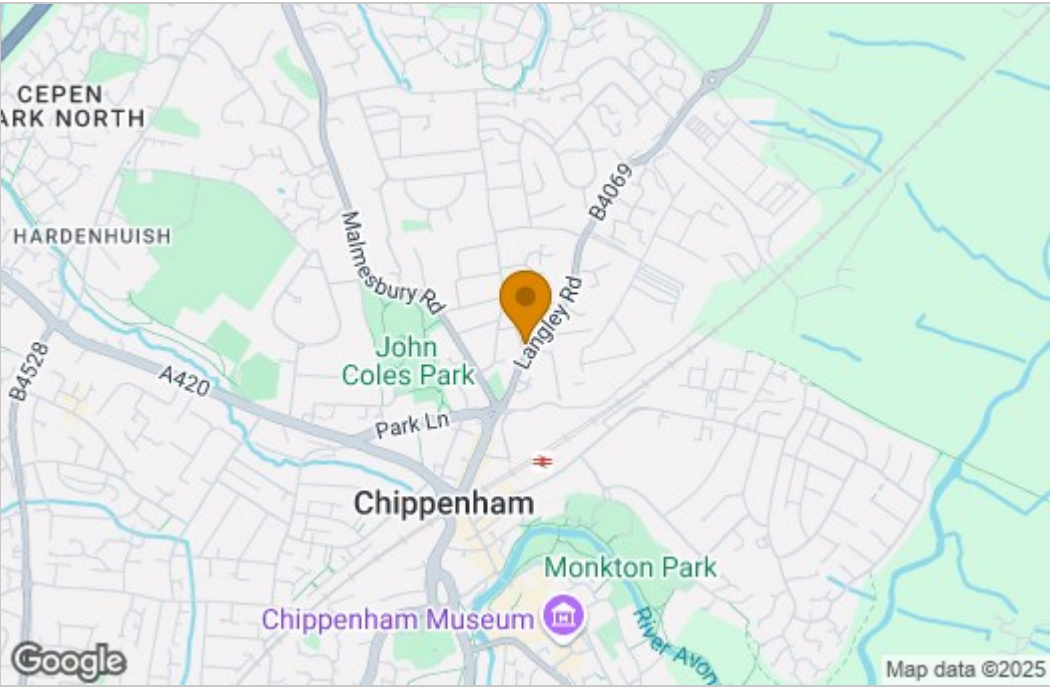
Floor Plan



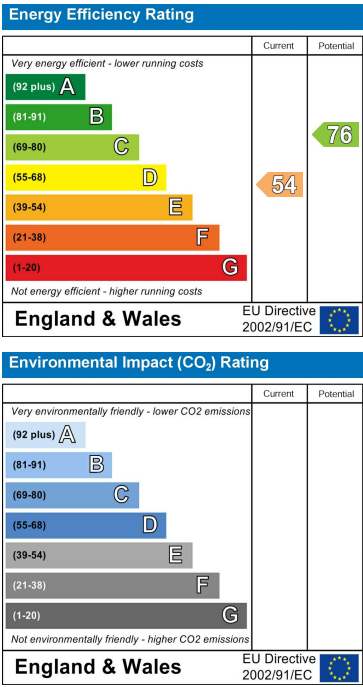
CLIFT HOUSE LANGLEY ROAD SN15 1DS

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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