



## **Flat 20 Clift House Langley Road, Chippenham, SN15 1DS**

**Price Guide £35,000**

\*\*\* For Sale by online auction\*\* \*\* Pre Auction offers considered \*\* REFITTED KITCHEN AND BATHROOM Located within walking distance to the town centre and Mainline train station with bus stop outside of the development, first floor, warden controlled flat. Benefits within the development include communal gardens, parking, social events and gatherings. Accommodation briefly comprises: hallway, living room, kitchen, two bedrooms and bathroom. Please note this property can only be purchased by clients who are 55 years or older. There is NO ONWARD CHAIN.

### **Communal Hallway**

Communal hallway with stairs and lifts to other floors.

### **Entrance**

Front door leads into entrance hallway, built in cupboard and further cupboard, electric heater.

### **Living Room 17'02" x 9'0" (5.23m x 2.74m)**



Double glazed window overlooking the communal garden, electric heater.

### **Re Fitted Kitchen 11'04" x 5'07" (3.45m x 1.70m)**



White gloss finish with laminated work tops, a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, inset electric hob with cooker hood, fitted electric oven, integrated fridge/freezer.

### **Bedroom One 11'05" x 11'04" (3.48m x 3.45m)**



Double glazed window, electric heater.

### **Bedroom Two 11'04" x 6'03" (3.45m x 1.91m)**



Double glazed window.

### **Re Fitted Bathroom**



Walk in shower, W.C, hand basin with vanity unit.

## Communal Gardens



For use by the residents.

## Tenure

GOV.UK advises the property is Leasehold.

99 Years from 15/04/2011

We have been advised by the Vendor:

Maintenance 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

Gov.Uk advises the Council Tax is Band B.

## Modern T's & C's

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This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE

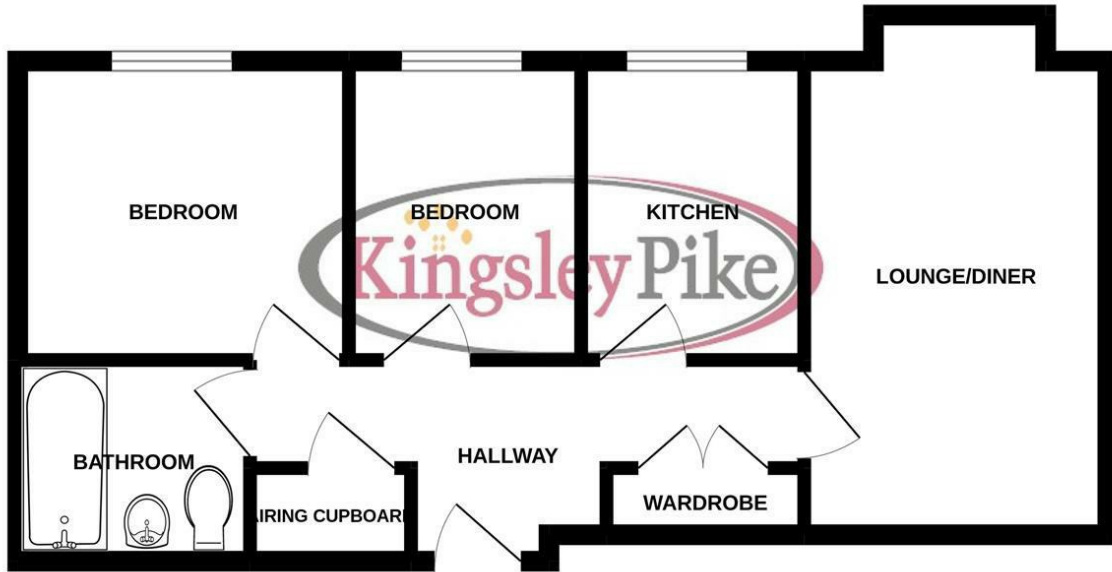
REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

\*\*Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

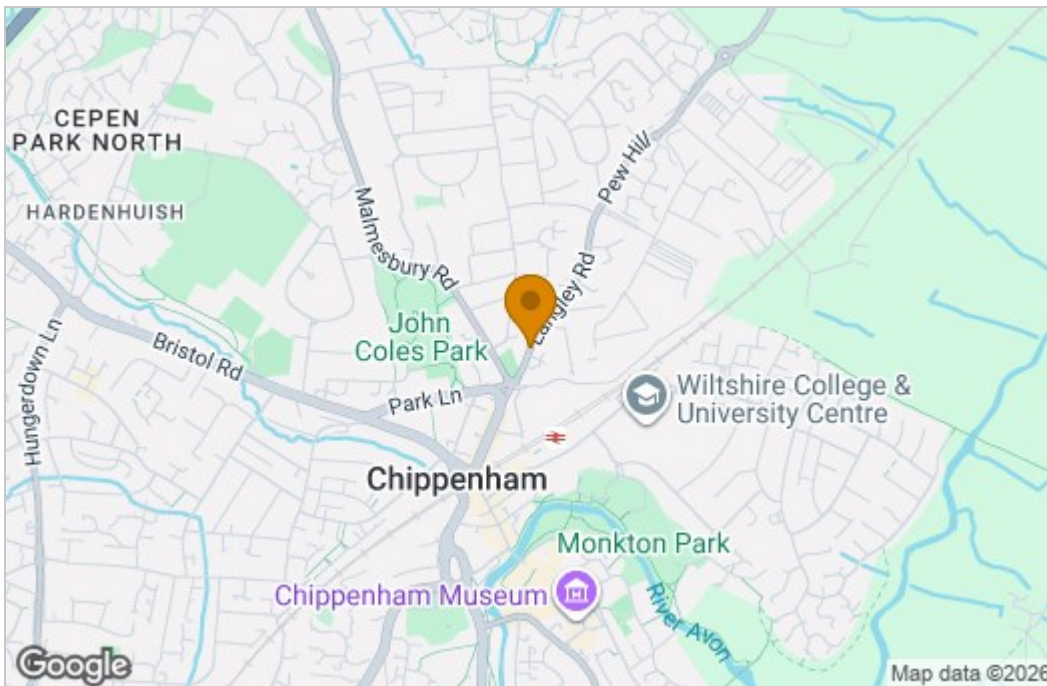
\*\*Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

# Floor Plan

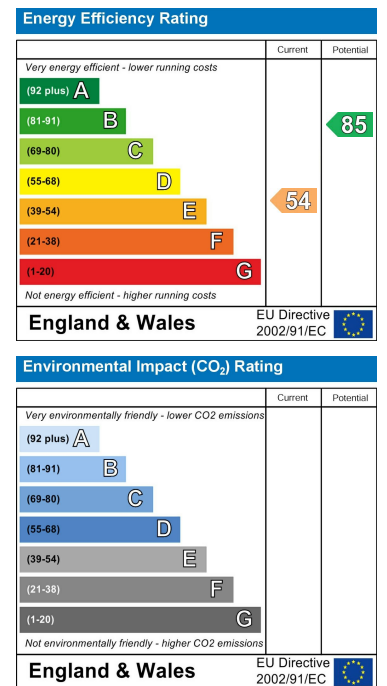


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.