



46 Clift House, Langley Road, Chippenham, Wiltshire, SN15 1DS
£169,950

Located within the Town Centre of Chippenham and offered for sale with NO ONWARD CHAIN a well presented first floor retirement apartment in the Clift House Development with dual aspect. Comprising: entrance hall, lounge, kitchen, two double bedrooms and a modern shower room.

- **First Floor Apartment**
- **Two Double Bedrooms**
- **Lounge**
- **Kitchen**
- **Modern Shower Room**
- **Communal Gardens**
- **Town Centre Location**
- **NO ONWARD CHAIN**

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 16' x 10'01" (4.88m x 3.07m)

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



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

Double glazed window to the rear and electric heater.



Kitchen 10' x 6'07" (3.05m x 2.01m)

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" (3.73m x 3.07m)

Double glazed window to the rear and an electric heater.

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

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. Please consult Kingsley Pike for further information.

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.

Tenure

We are informed by the seller that the tenure of this property is Leasehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

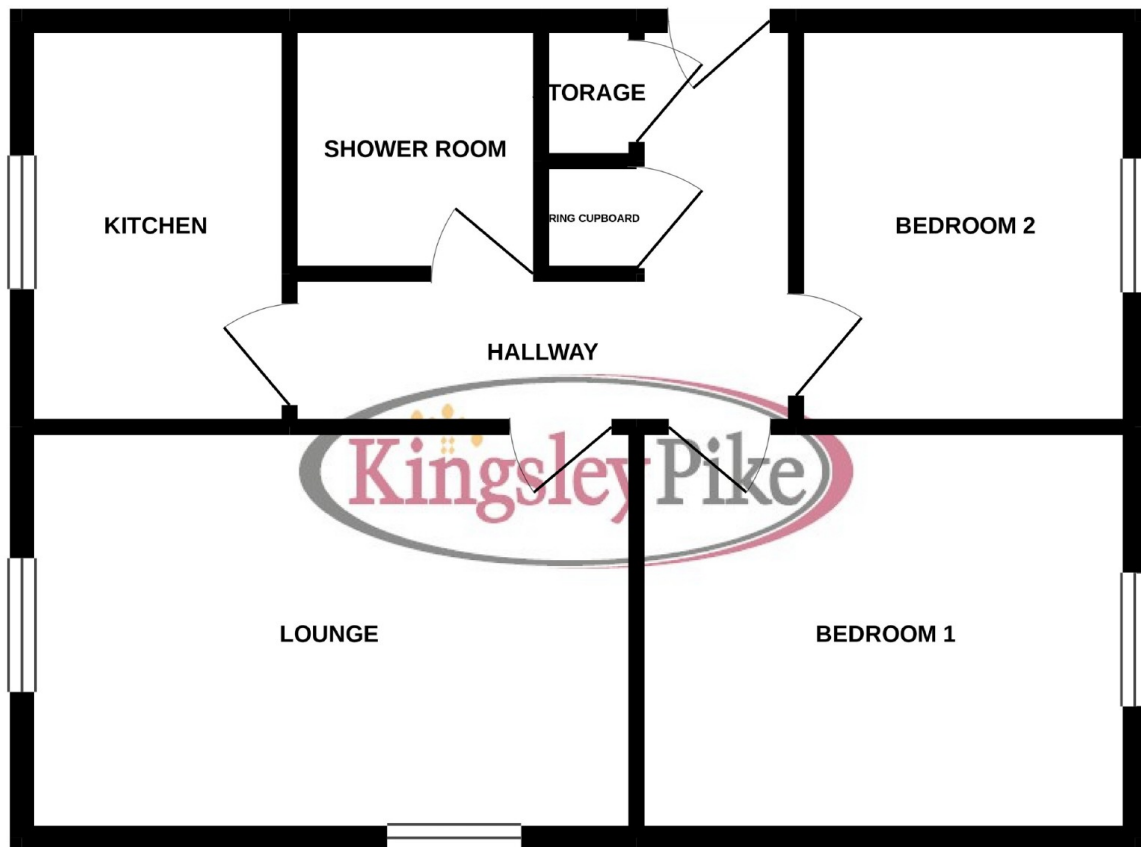
Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

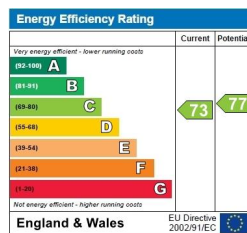


"Local Knowledge Quality Service"

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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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



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