



Bentley Drive, Church Langley, CM17 9QY
Guide Price £200,000

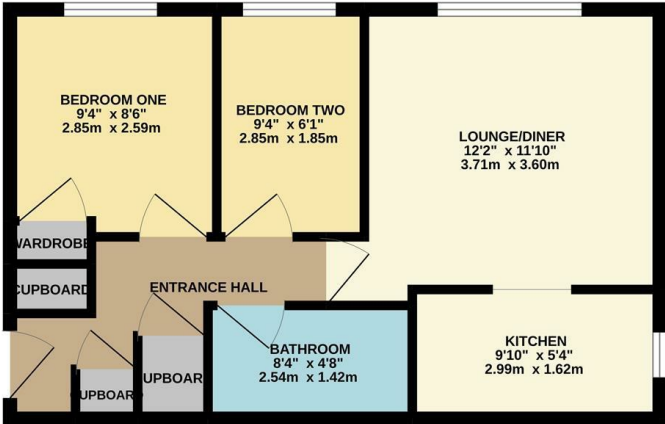


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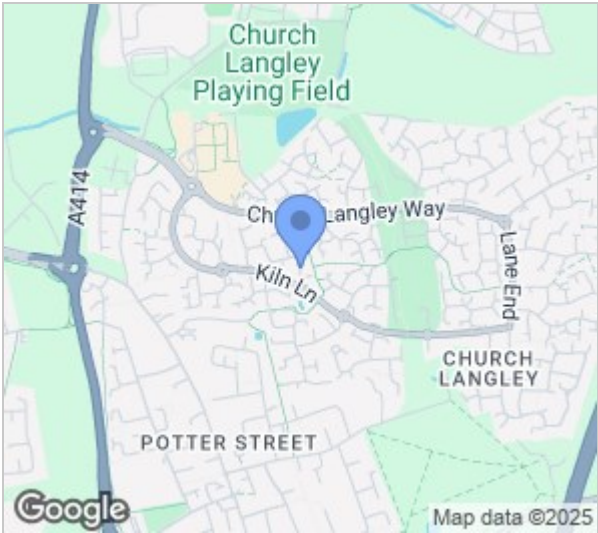
** (Guide Price £200,000 - £210,000)** Offered for sale with no onward chain is this two bedroom ground floor flat with allocated parking and secure door entry system. The property comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base level units, bathroom with a three piece-suite and two bedrooms. Outside there is a communal garden and visitors spaces. Bentley Drive is located in the popular Church Langley development and is an ideal first time or investment purchase. Lease: 70 years remaining, Service Charge: £1534.84 per annum, Ground Rent: £500.00 per annum.



GROUND FLOOR
449 sq.ft. (41.8 sq.m.) approx.



RJ/B/D
TOTAL FLOOR AREA: 449 sq.ft. (41.8 sq.m.) approx.
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.