



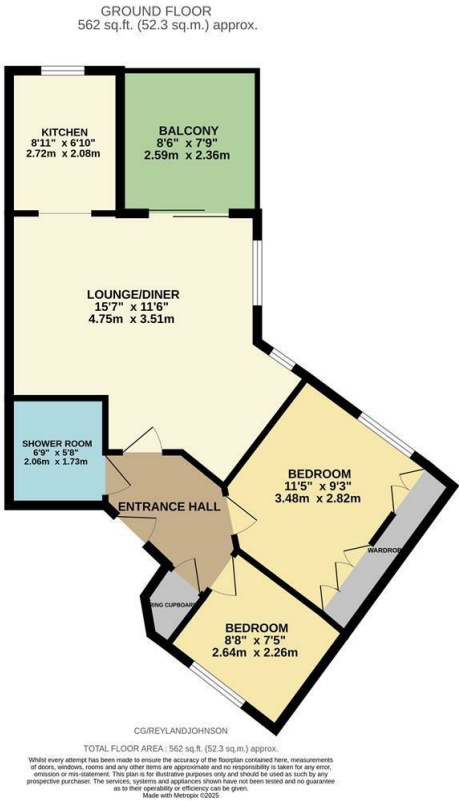
Chelsea Gardens, Church Langley, CM17 9RX
Guide Price £240,000



Chelsea Gardens, Church Langley, CM17 9RX

Guide Price £240,000 to £250,000

Offered with no onward chain is this two bedroom ground floor apartment built by Bellway Homes in the late 1990s and is regarded as one of the most desirable developments of apartments in Church Langley. The property benefits from a larger than average lounge/diner with access to its own balcony/patio area, a kitchen with a range of fitted wall and base units, two well proportioned bedrooms and a recently fitted shower room. Further benefits include having its own allocated parking, recently fitted radiators and boiler system and a secure door entry system. Chelsea Gardens is located just off Lane End with Davenport, with local schools, shops and open fields within walking distance. Lease Remaining: 99 years. Service Charge: £1256 per year. Ground Rent: £250 per year.



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