

# Tippendell Lane

Chiswell Green, AL2 3HL





# Tippendell Lane

Chiswell Green, AL2 3HL

£1,395 PCM

- Available Mid May 2024
- Two Double Bedrooms
- Modern Kitchen & Bathroom
  - Well Maintained
  - Gas Central Heating
  - Unfurnished
  - Private Rear Access
  - First Floor
- Close To Local Amenities
  - Council Tax Band B





# Tippendell Lane

Chiswell Green, AL2 3HL

A SPACIOUS AND MODERN TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT situated in the heart of Chiswell Green convenient for local shops and transport and within easy access of the M1 and M25. The property boasts a recently refurbished kitchen and bathroom plus benefits of uPVC double glazing and modern gas central heating. Unfurnished.

Available Mid May 2024

Five week deposit = £1609.00



# Ground Floor



JW&Co St Albans  
 3 London Road, St Albans, Hertfordshire, AL1 1LA  
 01727 844444  
 stalbans@jwandco.co.uk



**KITCHEN:**  
 11'6 x 8'9 (3.51m x 2.67m)

**LIVING ROOM:**  
 12'9 x 11'4 (3.89m x 3.45m)

**BEDROOM ONE:**  
 12'10 x 13'9 max (3.91m x 4.19m max)

**BEDROOM TWO:**  
 9'8 x 7'11 (2.95m x 2.41m)  
 UPVC-framed double-glazed window, radiator.

**BATHROOM:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		56	60
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		63	72
England & Wales		EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.