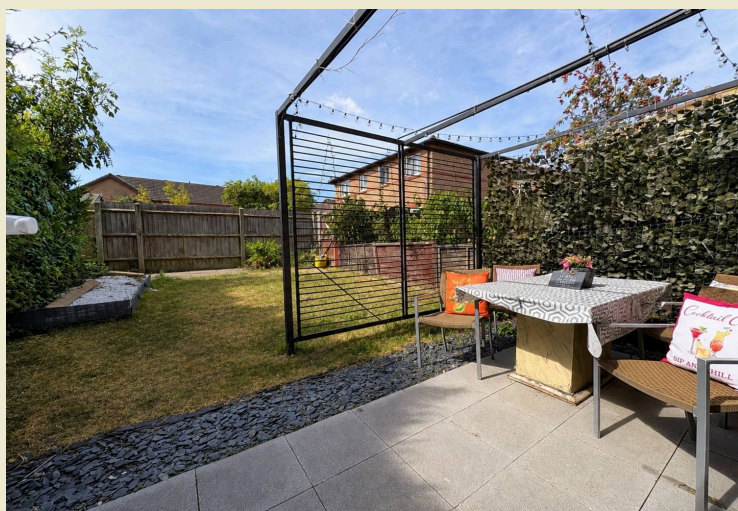




## 11 Rhuddlan Close, Shenley Church End

£45,000 Leasehold

Located in the desirable area of Shenley Church End • 30% shared ownership with Guinness Housing • Studio maisonette • £5,000 premium • Large south-facing rear garden • Excellent opportunity for first-time buyers • Chain Free • Viewing highly recommended • Cheap outgoings





Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Located in the desirable area of Shenley Church End
- 30% shared ownership with Guinness Housing
- Studio maisonette
- £5,000 premium
- Large south-facing rear garden
- Excellent opportunity for first-time buyers
- Chain Free
- Viewing highly recommended
- Cheap outgoings
- Monthly Rent & Service charge £232



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |         |           |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (82+)<br><b>A</b>                           |         |                                                | (82+)<br><b>A</b>                                               |         |           |
| (61-81)<br><b>B</b>                         |         |                                                | (61-81)<br><b>B</b>                                             |         |           |
| (39-60)<br><b>C</b>                         |         |                                                | (39-60)<br><b>C</b>                                             |         |           |
| (15-38)<br><b>D</b>                         |         |                                                | (15-38)<br><b>D</b>                                             |         |           |
| (1-14)<br><b>E</b>                          |         |                                                | (1-14)<br><b>E</b>                                              |         |           |
| (1-14)<br><b>F</b>                          |         |                                                | (1-14)<br><b>F</b>                                              |         |           |
| (1-14)<br><b>G</b>                          |         |                                                | (1-20)<br><b>G</b>                                              |         |           |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales                   |         | England, Scotland & Wales                      |                                                                 |         |           |

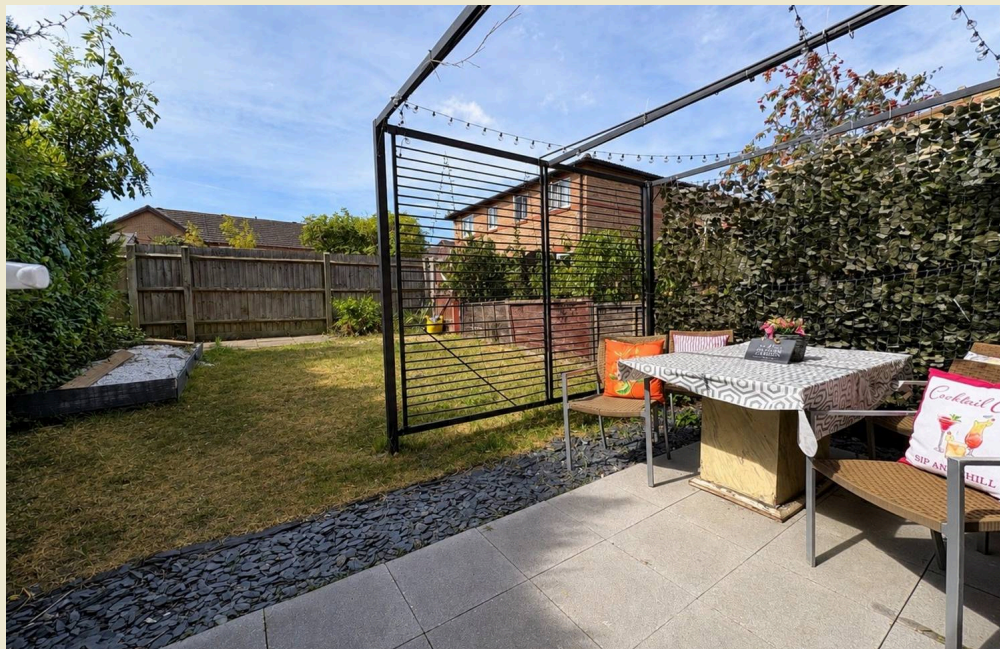


Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

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