



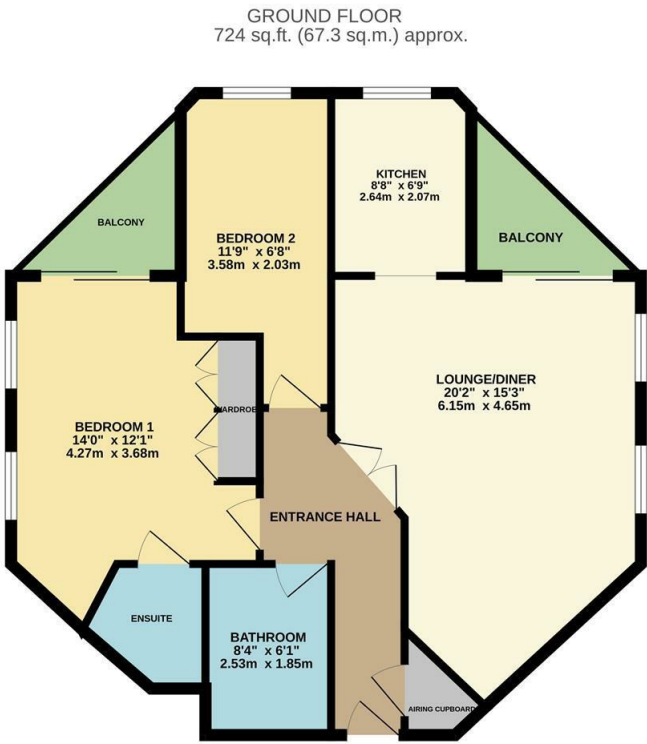
Chelsea Gardens, Church Langley, CM17 9RX
Guide Price £250,000



Chelsea Gardens, Church Langley, CM17 9RX

(Guide Price £250,000 - £260,000)

Offered with NO CHAIN is this two bedroom, penthouse apartment with two private balconies, an en-suite shower room and allocated parking. The accommodation comprises a welcoming entrance hall leading to a spacious lounge/diner with access to a private balcony, a modern fitted kitchen and a bathroom with a white three-piece suite. There are two bedrooms, with the main bedroom benefitting from fitted wardrobes, an en-suite shower room and access to an additional private balcony. Chelsea gardens is located in the popular Church Langley development, within walking distance of local shops, schools and open fields. Lease Remaining: 98 years. Service Charge: £1613 per year. Ground Rent: £250 per year. To reserve this property exclusively - fees apply.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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	70	76
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.