



Chamberlain Close, Church Langley, CM17 9QP
£250,000

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Offered with NO CHAIN is this freshly decorated two bedroom ground floor maisonette with a private rear garden and allocated parking, that is also SHARE OF FREEHOLD with ZERO service charge and ZERO ground rent. As you enter there is a porch leading to a bright lounge/diner, a kitchen with a range of fitted wall and base units, two bedrooms including fitted wardrobes and access to the garden from the master and a family bathroom with a three piece suite. The rear garden is a mix of decking and gravel, with a shed and rear access out to the allocated parking. Chamberlain Close is located just off Church Langley Way within walking distance of local shops, schools and open fields.

Lease Remaining: 96 years. Service Charge & Ground Rent: ZERO



GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.

CUPBOARD

KITCHEN
8'2" x 7'10"
2.49m x 2.39m

BATHROOM
6'4" x 5'7"
1.94m x 1.70m

HALLWAY

WARDROBE

BEDROOM
8'10" x 8'9"
2.69m x 2.66m

BEDROOM
10'0" x 8'2"
3.05m x 2.49m

CCREYLANDJOHNSON

TOTAL FLOOR AREA: 526 sq.ft. (48.8 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 misstatement. 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.
Made with Metreapp (2022).



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

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