

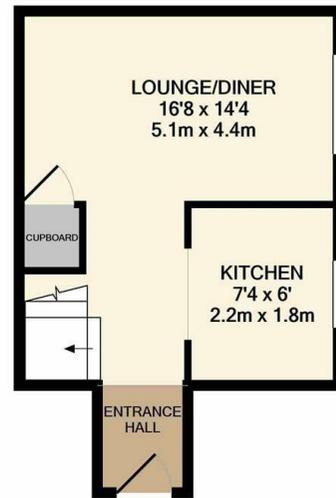


Tickenhall Drive, Church Langley, CM17 9PF
£1,200 Per Calendar Month

1 bed 1 bath 1 sofa C

Tickenhall Drive, Church Langley, CM17 9PF

A modern one bedroom corner house with a garage and driveway. The property comprises of an entrance hall opening to a lounge/diner, modern fitted kitchen with wall & base level units and white goods, landing, double bedroom with fitted wardrobes and a shower room with a modern suite. Outside there is a garage and driveway located nearby. The property is available early June on an unfurnished basis with white goods. Tickenhall Drive is located on the popular Church Langley development with local amenities just a short walk away.



GROUND FLOOR
 APPROX. FLOOR AREA 259 SQ.FT. (24.1 SQ.M.)

REYLANDJOHNSON/TD
 TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
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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	75	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	78	80
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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