



Victoria Gate, Church Langley, CM17 9TA  
£230,000

2 1 1 C

A set of icons representing property features: a bed icon for 2 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living area, and a lightbulb icon for central heating (C).

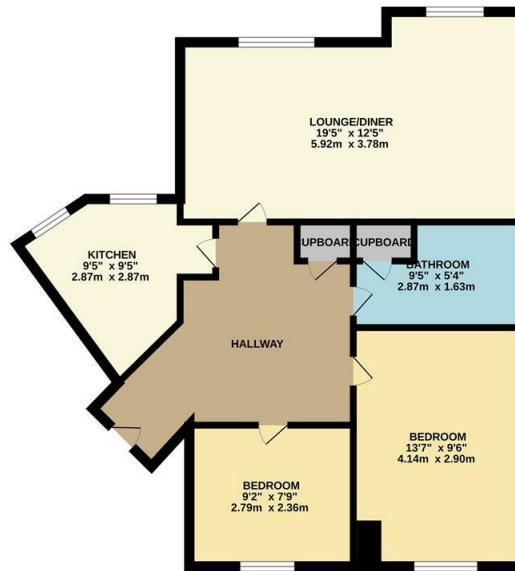


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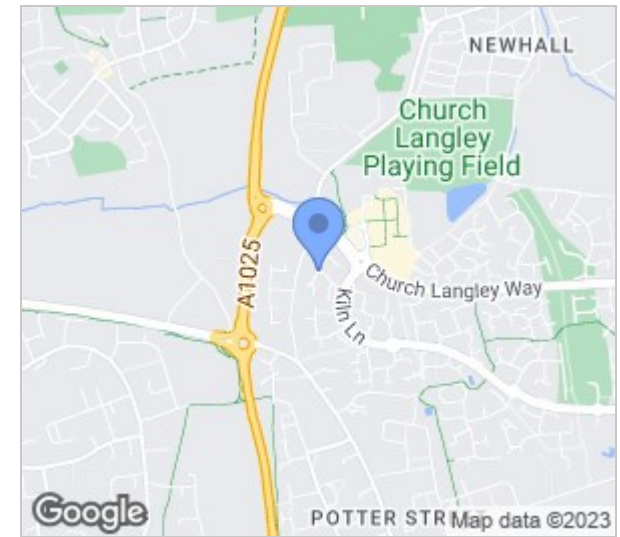
A two bedroom ground floor flat with allocated parking and communal garden. The property comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base units, bathroom with a white three piece-suite and two bedrooms. Service Charge £104 per month, Lease 96 years remaining Ground Rent: £200 per annum. Victoria Gate is located on the popular Church Langley development with local shops, schools and playing fields nearby.



GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



REYLAND JONHNSONS  
TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and other areas are approximate and the 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 Measure (2012)



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		
England & Wales	EU Directive 2002/91/EC	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		
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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