

**Victoria Gate, Church Langley, CM17 9TA**



**£240,000**

Kings Group - Church Langley are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM GROUND FLOOR APARTMENT on Victoria Gate. An ideal purchase for First Time Buyers or investor, this property is located on the ground floor and is comprised of two double bedrooms, family bathroom, kitchen and spacious lounge/diner. Finely presented throughout, the apartment also benefits from communal parking and has a lease of approx. 100 years remaining. Within walking distance are local shops and amenities including Tesco supermarket as well as local pharmacy and GP's. The property also falls within the catchment of both Church Langley Primary school and Mark Hall Academy. There is ease of access to the A414 & M11 offering direct links to London, Stansted Airport and Chelmsford. To arrange a viewing, please contact us or drop in to the office.

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**Lounge**

**13'51 x 11'14 (3.96m x 3.35m)**

**Kitchen**

**10'78 x 7'00 (3.05m x 2.13m)**

**Bedroom One**

**11'02 x 10'09 (3.40m x 3.28m)**

**Bedroom Two**

**10'64 x 7'74 (3.05m x 2.13m)**

**Family Bathroom**

**6'76 x 6'98 (1.83m x 1.83m)**



# GROUND FLOOR



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 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) <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		
<b>England &amp; Wales</b>	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>		
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