



Nicholls Field, Harlow, CM18 6EF

Geoffrey Matthew Property Management are pleased to offer for Let this very well presented one bedroom, ground floor flat and located in close proximity to the M11 and Bush Fair shopping centre. The property comprises of one double bedroom, bright lounge diner, modern fitted kitchen and bathroom suite. It also has recently had a new boiler system, new radiators..

Available from 25th November

A holding deposit equivalent to one week's rent is payable in order to apply for this property.

£1,000 Per Calendar Month

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- One Bedroom Flat
- Modern Throughout
- EPC Band D
- Ground Floor
- Close To Local Amenities
- Secure Intercom System
- Council Tax Band A

The Accommodation Comprises:

Hallway

12'11x3'0 (3.94mx0.91m)

Bedroom

12'2x10'4 (3.71mx3.15m)

Bathroom

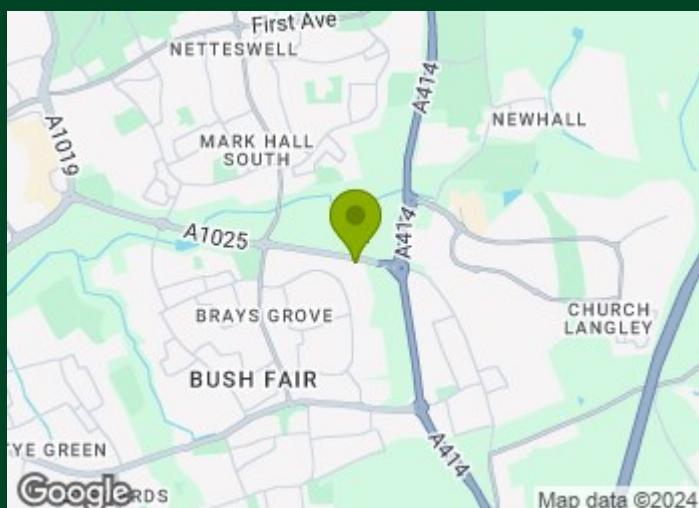
6'4x5'5 (1.93mx1.65m)

Lounge/Diner

11'1x13'8 (3.38mx4.17m)

Kitchen

9'11x6'4 (3.02mx1.93m)



[Directions](#)



Floor Plan



Council Tax Details

Harlow Council Band A

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	