

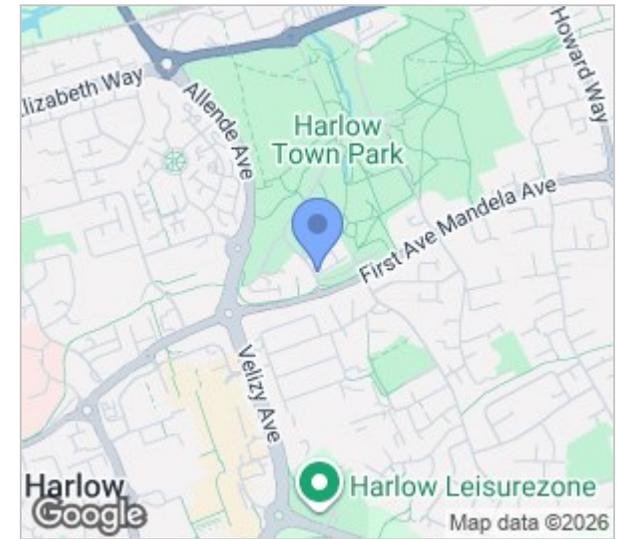


Park Court, Harlow, CM20 2PY
£250,000

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A two bedroom end of terrace split-level maisonette with a balcony and garage en-bloc. The property comprises an entrance hall leading to an open plan lounge/diner/ kitchen with a range of modern fitted wall & base level units and some integrated appliances, landing, two double bedrooms and a modern shower room. Park Court is a private development located in central Harlow with the town park, Princess Alexandra Hospital, Harlow town shopping centre and train station all located just a short walk away. Lease: 937 years remaining, Service Charge: £95.00 per month.



REYLANDJOHNSONPC
TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, frames 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(92 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
72	78		
England & Wales		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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