



The Downs, Harlow, CM20 3RG
£220,000

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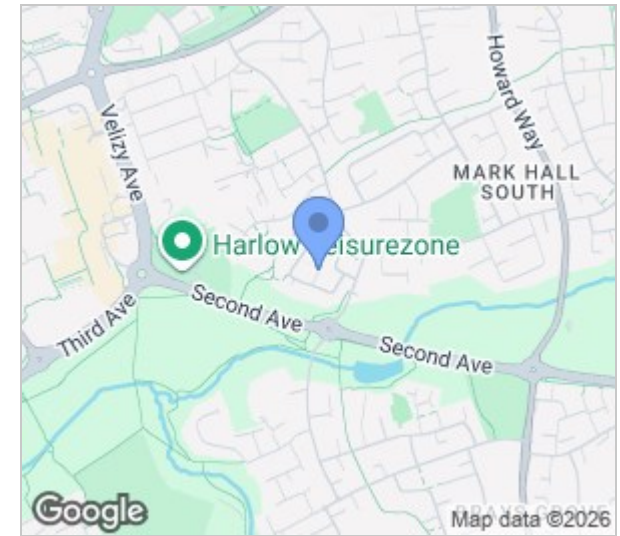
Offered for sale with no onward chain is this two bedroom top floor apartment with the added benefit of outside storage. The property comprises an entrance hall leading to a kitchen with a range of fitted wall & base level units with work-surface areas, lounge/diner, two double bedrooms and a bathroom with a white three piece-suite. Outside the property offers a two storage cupboards. The Downs is located in central Harlow offering easy access to Harlow town centre and train station. Lease: 88 years remaining, Service Charge: £83.00 per month, Ground Rent: £10.00 per annum.



GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



RETURNED/UNCORRECTED
 TOTAL FLOOR AREA - 586 sq.ft. (54.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, construction, measurement, and other details, the floorplan is provided for guidance only. It is not intended to be used as a legal document or as a statement of fact. The plan is for illustrative purposes only and should be used as a guide only. The purchaser should verify the accuracy of the floorplan by inspection. The vendor, agent and any other person involved in the sale or purchase of this property or otherwise, shall not be liable for any errors or omissions in the floorplan.



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		68	74
		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			
		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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