



Nicholls Field, Harlow, CM18 6EF  
£130,000

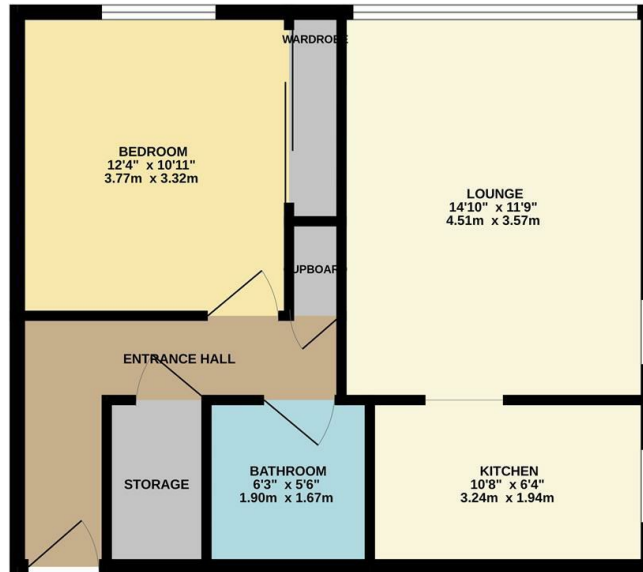
1 Bed 1 Bath 1 Living Room D

# Nicholls Field, Harlow, CM18 6EF

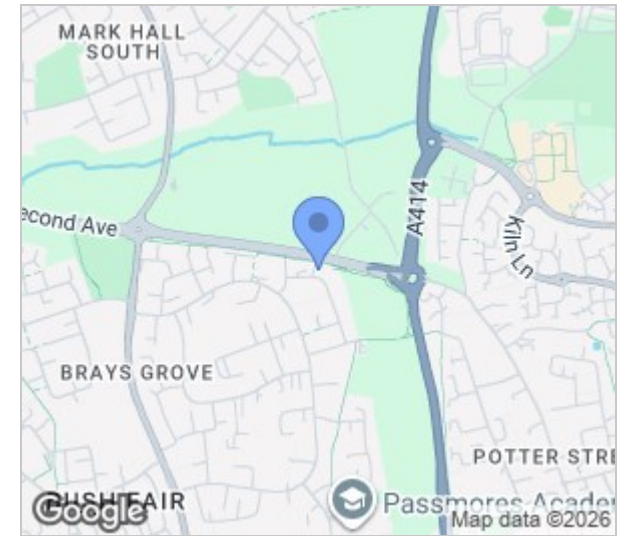
Offered for sale with no onward chain is this one bedroom flat located on the 12th floor (with a lift). The property comprises an entrance hall leading to a large lounge/diner, kitchen with a modern range of fitted wall & base level units with work-surface areas, double bedroom, shower room and a storage cupboard. Nicholls Tower is located on Nicholls Field, close to Bush Fair shops with excellent transport links. Chain Free. Lease: 87 years remaining, Service Charge: TBC, Ground Rent: TBC.



12TH FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



NTREYLANDJOHNSON  
TOTAL FLOOR AREA: 510 sq.ft. (47.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any errors or omissions. This plan is illustrative purposes only and should be used as a guide only for 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 Metropix 0.0024



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			
		61	78
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk