



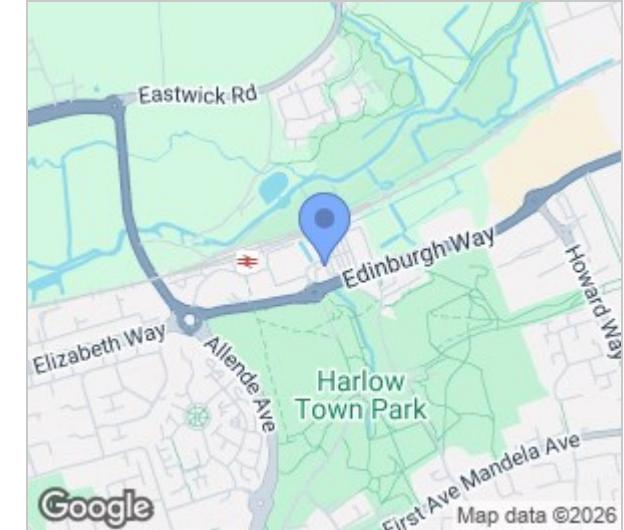
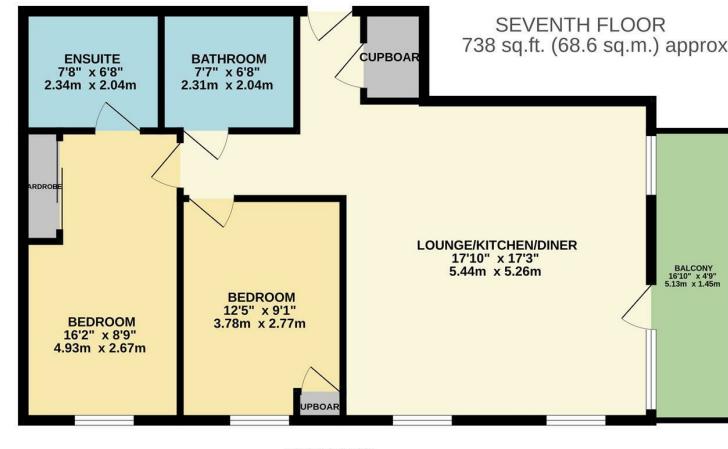
**Austin House, Harlow, CM20 2UA**  
Guide Price £340,000



# Austin House, Harlow, CM20 2UA

GUIDE PRICE: £340,000 - £350,000. Located just a stones throw from Harlow Town Train Station is this three year old, two double bedroom apartment, with beautiful balcony views and gated allocated parking. Accessed by a bright lobby and lift access is an entrance hallway leading to a beautiful open plan kitchen/lounge/diner with a range of fitted wall and base units with integrated appliances and an island breakfast bar, two large double bedrooms, the master with fitted wardrobes and an en-suite, plus a beautiful bathroom with a white three piece suite. The property is located on the seventh floor, with Austin House located within walking distance of Harlow Town Park, Harlow Town Centre and Princess Alexandra Hospital.

Lease Remaining: 997 years. Service Charge: £1600 per year. Ground Rent: Zero.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.

T. 01279 216216

E. [info@rjestateagents.co.uk](mailto:info@rjestateagents.co.uk)

1 Acorn Mews, Harlow, Essex, CM18 6NA [www.rjestateagents.co.uk](http://www.rjestateagents.co.uk)