

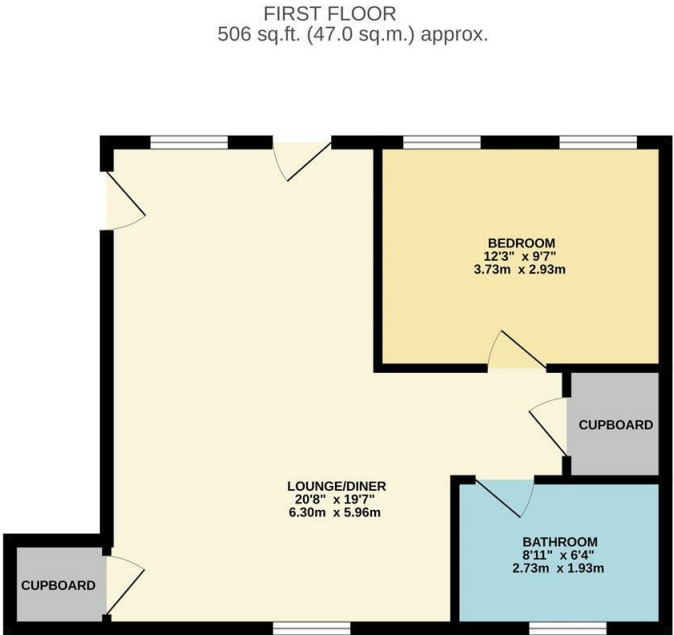


Etchels Road, Newhall, CM17 9SZ
£235,000

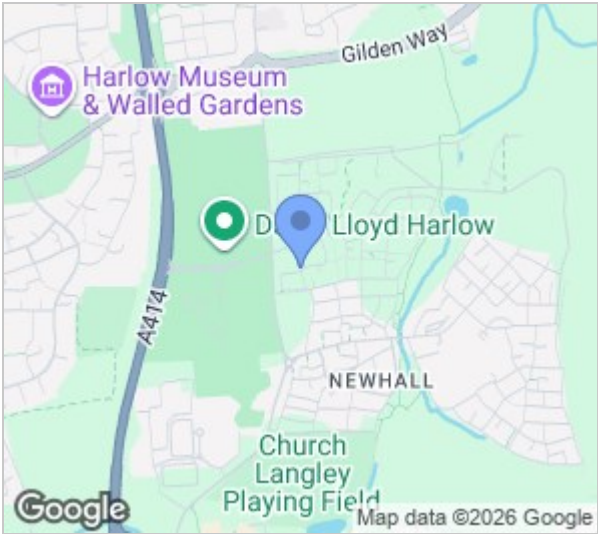


Etchels Road, Newhall, CM17 9SZ

Offered for sale with no onward chain is this immaculate one bedroom, first floor apartment with allocated parking in an award winning development. The property has an impressive open plan living space which has areas for sitting & dining as well as a range of modern fitted kitchen units and built-in appliances. There is a bathroom which has a white three-piece suite and a good size double bedroom, there is also a large external storage cupboard and an allocated parking space. Newhall is a unique development of residential properties located on the outskirts of Harlow benefitting from local shops, schooling, coffee shops and recently opened David Lloyd leisure centre. The Property is leasehold and has 244 years remaining on the lease, Ground Rent & Service charge: £2100.00 approximately. Please note there is also a Newhall Residents Charge associated with this property.



REYLANDJOHNSONVER
TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		
	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	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 firms employment has the authority to make or give any representation or warranty in respect of the property.