

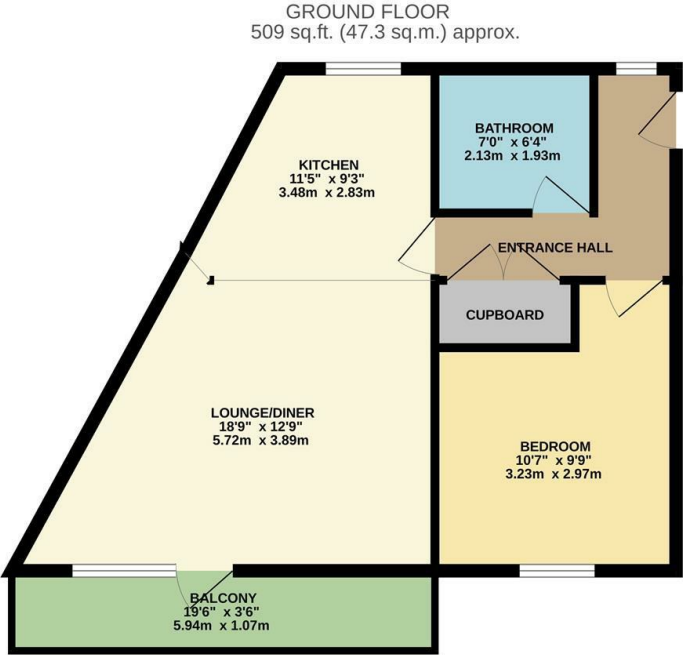


Myrtle Close, Old Harlow, CM17 0GA
£235,000



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This immaculately presented one double bedroom ground floor apartment is located on the desirable Gilden Park development in Old Harlow. Benefiting from having allocated parking, a balcony and communal bike shed, this modern apartment includes an entrance hallway leading to an open plan lounge and kitchen/diner with a range of fitted wall and base units, a double bedroom and modern bathroom with a white three piece suite. Myrtle Close is located just off Plumtree Drive, within walking distance of local shops, open fields and the new M11 junction 7A. Harlow Mill Train Station is also close by and Stansted Airport is within 20 minute drive. Lease Remaining: 123 years. Service Charge & Ground Rent: £105.14 per month.



MCIREYLANDJOHNSON
TOTAL FLOOR AREA: 509 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, rooms 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 architect, 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.