

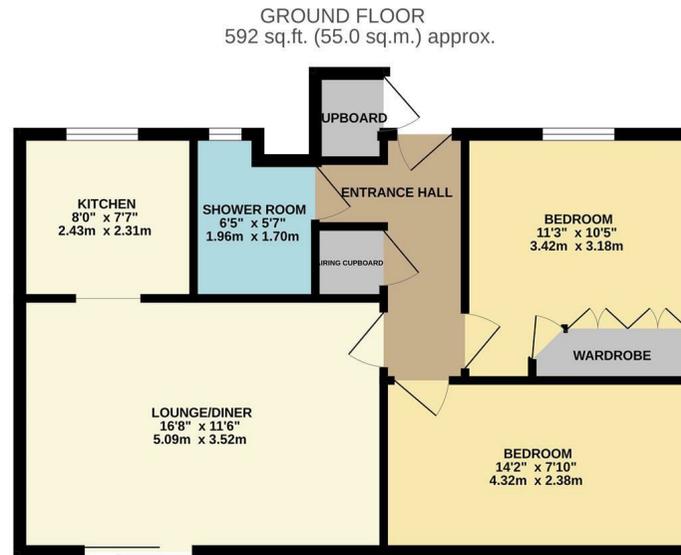


Southern Lodge, Harlow, CM19 4NH
£280,000

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Located in the highly desirable over 55's development of Southern Lodge is this immaculate two double bedroom GROUND FLOOR maisonette, with a garage and parking, private and communal garden and is FREEHOLD. As you enter there is a hallway leading to an open lounge/diner, modern kitchen with a range of fitted wall and base units, two double bedrooms with fitted wardrobes to the master plus a beautiful shower room. Just off the lounge, sliding doors lead to a small patio area over looking the communal gardens, whilst to the rear there is also a small private paved garden, plus there is allocated parking and a garage. Southern Lodge is a quiet cul-de-sac just off Shawbridge, within walking distance of Staple Tye shops, open fields and Lister Medical Centre. Please note there is a service charge of £2108.40 per year for the buildings insurance and communal gardens.



SUREVLANDJOHNSON
TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.
Whilst 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 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 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 ₂ emissions	
72	78		
England & Wales	EU Directive 2002/91/EC	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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