



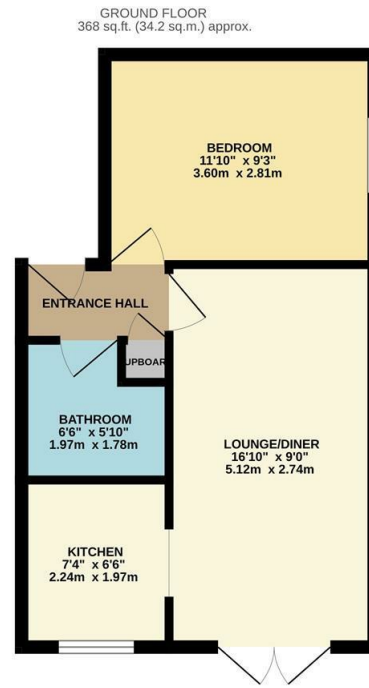
Regency Court, Harlow, CM18 7DH
£190,000

1 bed 1 bath 1 sofa C

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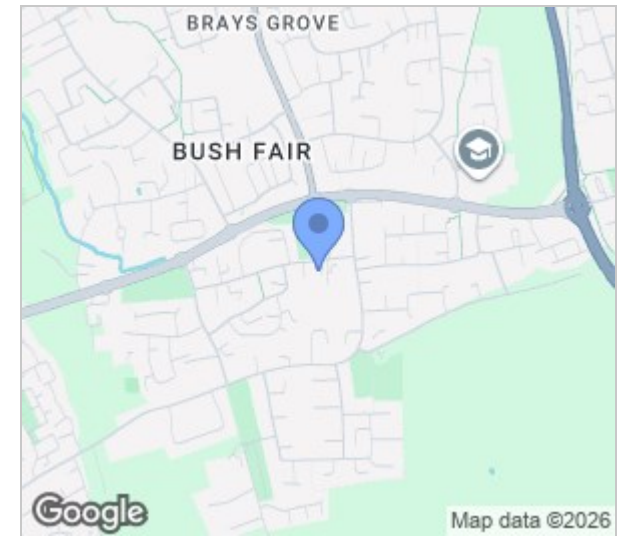
This one double bedroom ground floor apartment is located in the sought after development of Regency Court, with gated allocated parking, direct access to the rear garden and a long lease. As you enter there is an entrance hallway leading to lounge/diner, which opens onto the kitchen with a range of fitted wall and base units, a double bedroom and a bathroom with a white three piece suite. The private rear garden is mainly laid to patio, with artificial lawn, flower bed, a shed and rear access to the gated parking. Regency Court is located just off Pear Tree Mead, within walking distance of Bush Fair shops, Latton Common and open fields, plus the M11 is close by.

Lease Remaining: 120 years. Service Charge: £101 per month. Ground Rent: £150 per year.



TOTAL FLOOR AREA: 368 sq.ft. (34.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Made with Metropix (2020).



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	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	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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