



Shawbridge, Harlow, CM19 4NJ
£160,000



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Offered for sale with no onward chain is this well-presented one-bedroom, first-floor flat, ideally situated in the popular area of Shawbridge. The property comprises an entrance hall leading to a spacious lounge/diner, a fitted kitchen with a range of wall and base-level units, a bathroom with a three-piece suite, and a well-proportioned double bedroom. Shawbridge is a popular residential area, conveniently located close to Staple Tye, which offers a range of local shops and amenities, with schools and a medical centre also nearby. Chain Free. Lease: 88 Years Remaining, Service Charge: £94.00PCM approx.



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



REYLANDJOHNSONB
TOTAL FLOOR AREA - 443 sq.ft. (41.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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 (2023)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(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.