



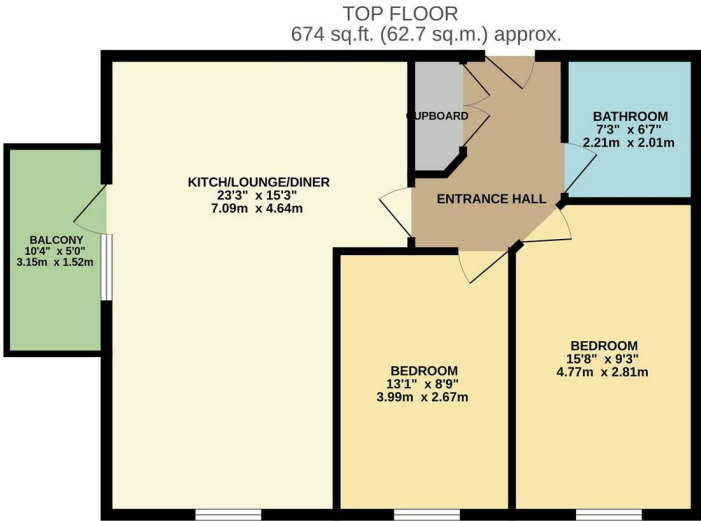
Plover Crescent, Old Harlow, CM17 0SH
£280,000



Plover Crescent, Old Harlow, CM17 0SH

This well presented two double bedroom top floor apartment is located overlooking a park in the desirable development of Gilden Park, Old Harlow. As you enter there is an entrance hallway leading to an open plan living area, with a modern kitchen with a range of fitted wall and base units and integrated appliances plus a beautiful balcony, two double bedrooms and a modern family bathroom with a white three piece suite. Other benefits include two allocated parking spaces, a secure door entry system and beautiful views over the park. Plover Crescent is located just off Kingfisher Way, with local schools, shops and open fields within walking distance, plus the new M11 junction is close by.

Lease Remaining: 120 years. Service Charge: £1982 per year. Ground Rent: £212.54 per year. Estate Charge: 158.44 per year.



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TOTAL FLOOR AREA: 674 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained facts, 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		
	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.