



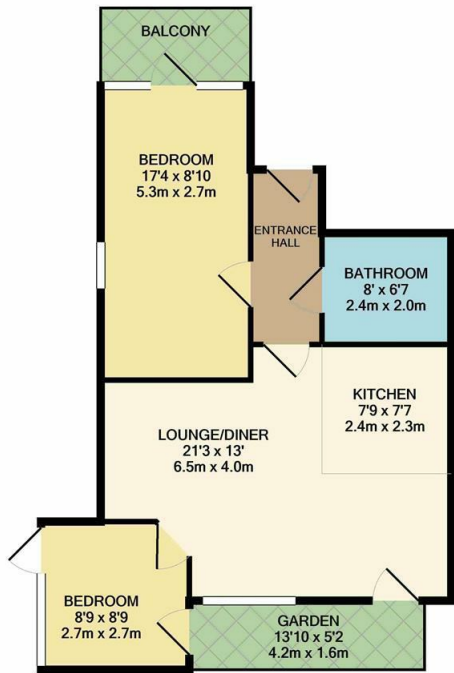
Holland Way, Harlow, CM17 9NN  
£1,350 Per Calendar Month





# Holland Way, Harlow, CM17 9NN

Available NOW is this unique two bedroom ground floor maisonette that includes a small garden AND a balcony. The property comprises an entrance hallway leading to an open plan lounge/diner and modern fitted kitchen with a range of wall and base units, two bedrooms with a balcony off the master, a family bathroom with a white three piece suite and a small private garden. Other benefits include allocated parking, a secure door entry system, white goods included and fitted wardrobes to both bedrooms. Holland Way is found overlooking The Chase in the popular area of Newhall, within walking distance of newly built shops, schools and open fields.



HW/REYLANDJOHNSON  
TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.