



Abbotsweld
16-21
01279 521111
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PENLOW ROAD

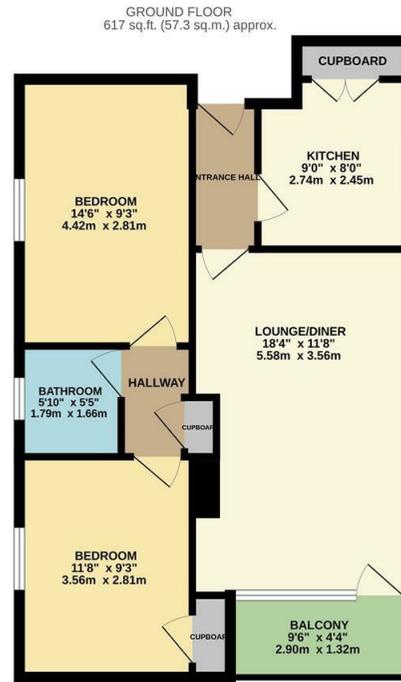
Abbotsweld, Harlow, CM18 6TR
£220,000

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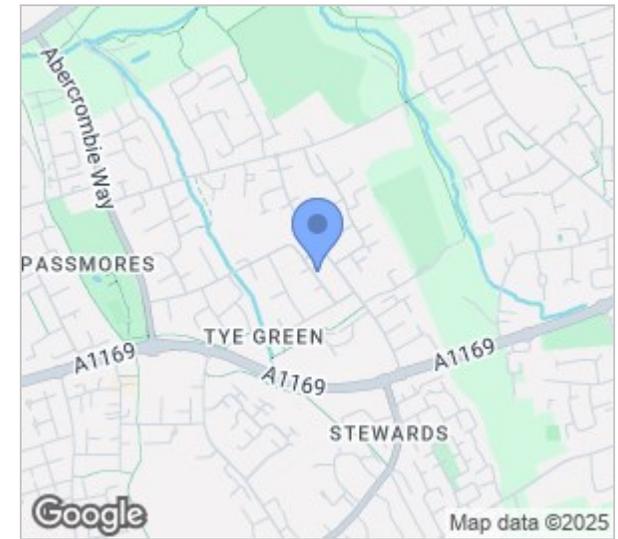
Abbotsweld, Harlow, CM18 6TR

This immaculately presented two DOUBLE bedroom ground floor flat is located in the popular location of Abbotsweld and includes a balcony. As you enter there is a hallway leading to a large lounge/diner, which opens onto the balcony, a modern fitted kitchen with a range of wall and base units, two double bedrooms and a stunning bathroom with a white three piece suite. Outside there are communal gardens and a grass area. Abbotsweld is ideally located just off Partridge Road, in between Staple Tye and Bush Fair, with local schools and open fields within walking distance.

Lease Remaining: TBC. Service Charge: £70 per month. Ground Rent: £10 per year.



AWIREYLANDJOHNSON
TOTAL FLOOR AREA: 617 sq.ft. (57.3 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.
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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		(92 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	77		
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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk