



**Morley Grove, Harlow, CM20 1EA**  
**Guide Price £190,000**





# Morley Grove, Harlow, CM20 1EA

GUIDE PRICE: £190,000 - £200,000. Offered for sale with no onward chain is this two bedroom first floor flat. The property comprises an entrance hall leading to a lounge, kitchen/breakfast room with a range of fitted wall & base level units with work-surface areas, bathroom with a white three piece-suite and two double bedrooms. Morley Grove is a popular area located within walking distance to Harlow town centre, Princess Alexandra hospital and Harlow town train station with direct links to London Liverpool Street station. Chain Free. Lease: 83 years remaining, Service Charge: £1404.00 per annum.



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



MORELAND JONSON  
TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, buildings, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.