



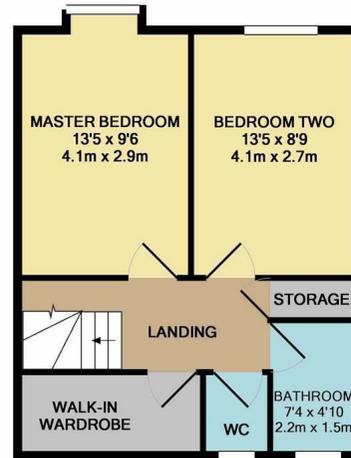
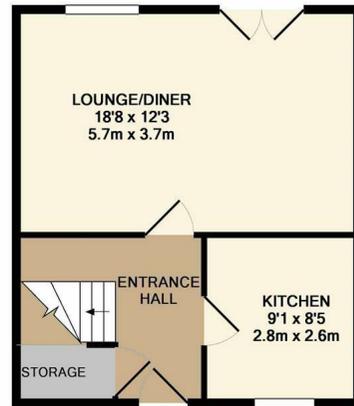
Mercers, Harlow, CM19 5PN
£1,250 Per Month

2 1 1 D

A set of icons representing property features: a bed icon for 2 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living room, and a dog icon with the letter 'D' for a dog-friendly property.

Mercers, Harlow, CM19 5PN

A well presented first floor maisonette offering generous accommodation over two floors. The property has an entrance hall leading to a fitted kitchen & lounge/diner with stairs to the first floor which has two double bedrooms, a separate bathroom & W.C and a large walk-in wardrobe. Available NOW on an unfurnished basis. Mercers is located on the outskirts of Harlow, close by are shops, schooling and open playing fields.



MERCERS
TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.5 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 | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | 63 | | |
| (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 | | | 79 |
| (55-68) D | 61 | | |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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