



**Brampton Place, Old Harlow, CM17 0FE**  
**Offers In The Region Of £245,000**



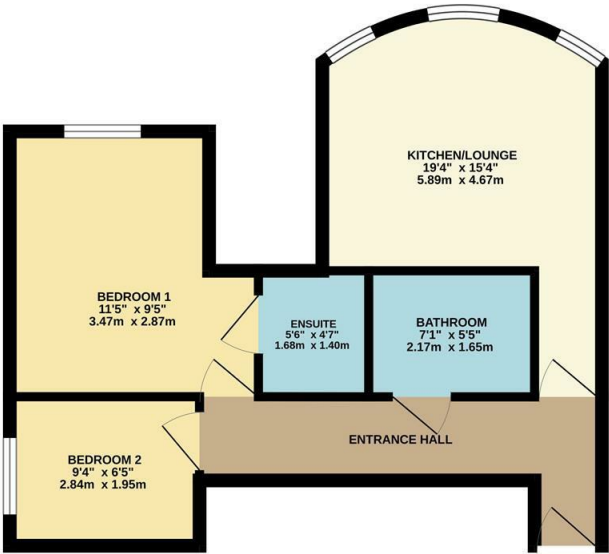


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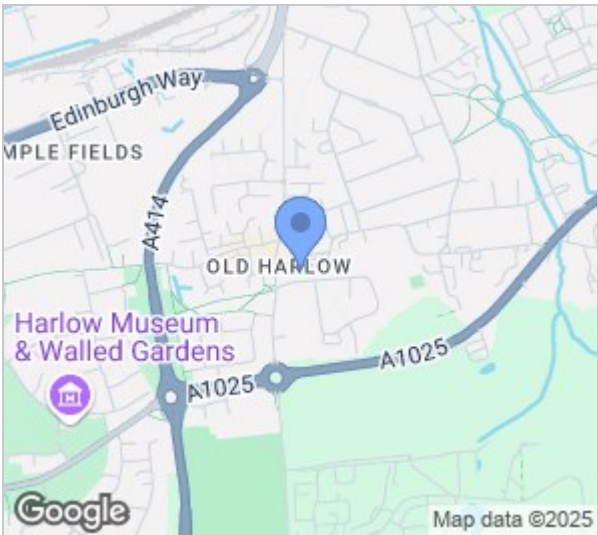
Offered with no onward chain is this quirky two bedroom first floor apartment in the heart of Old Harlow. The property boasts its own allocated parking space, open plan kitchen/lounge with a curved external wall, two good size bedrooms, the master having its own en-suite, plus a well maintained bathroom. Brampton Place is literally 'over the road' from Old Harlow's high street with all types of shops and is also within a short distance of several popular schools, local doctors, restaurant's and Harlow Mill train station. Lease remaining 112 years Approx. Service Charge £1630pa. Ground Rent £75pa.



FIRST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, systems and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The floor plan is intended for guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation 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.