



Pennymead, Harlow, CM20 3JE
Guide Price £200,000

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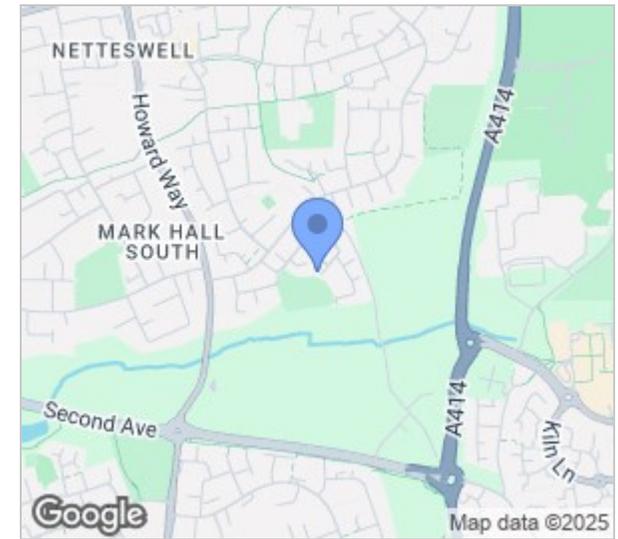
Guide Price £200,000 to £210,000

This second floor, split level flat is offered with no onward chain and ideally located in the popular turning of Pennymead. As you enter there is a hallway leading to a large lounge/diner with a balcony (overlooking a large green) and a modern fitted kitchen with a range of fitted wall and base units, whilst upstairs there are two double bedrooms, with fitted wardrobes to the master and a well presented family bathroom with a white three piece suite. The property also includes two sizeable storage sheds. Pennymead is located just off Momples Road, with local shops, schools and open fields within walking distance.

Lease Remaining: 86 years. Service Charge: £1025 per year. Ground Rent: £10 per year.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	42	
(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		
(55-68) D		
(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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