

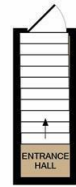
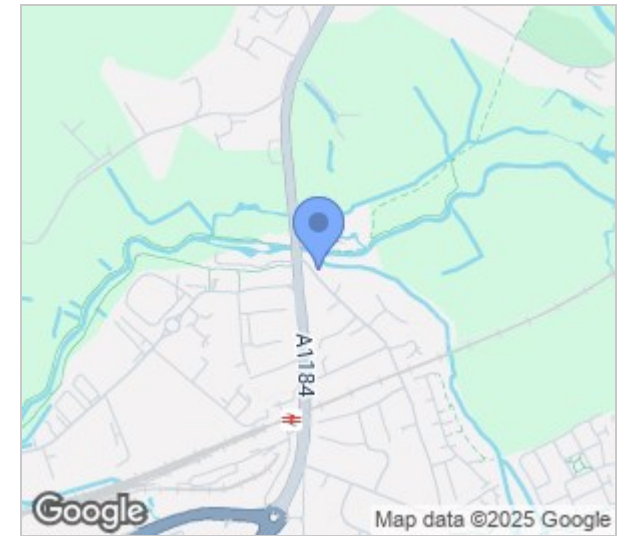


Old Road, Old Harlow, CM17 0HQ
£385,000

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Old Road, Old Harlow, CM17 0HQ

A rare chance to purchase this three bedroom first floor apartment located within a Victorian Millhouse conversion. The property is accessed via a communal hallway with stairs rising to the first floor. There is an entrance hall with study area, lounge, open-plan kitchen/diner with a range of fitted wall and base level units, shower room with a modern suite and three good sized bedrooms. Other benefits include a sun terrace, communal gardens, shared basement/cellar and easy access to the river. Millhouse is located on Old Road, Old Harlow and offers local Restaurants, Harlow Mill train station and River Stort all just a short walk away. Lease: 86 Years Remaining, Service Charge: £126.00 per Month.



GROUND FLOOR
APPROX. FLOOR
AREA 34 SQ.FT.
(3.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1033 SQ.FT.
(96.0 SQ.M.)
REYLANDJOHNSON/MHOR
TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.2 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 | | | |
| (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 | 72 | 81 |

| 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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