



Torkildsen Way, CM20 1AY, Harlow, CM20 1AY  
Guide Price £230,000



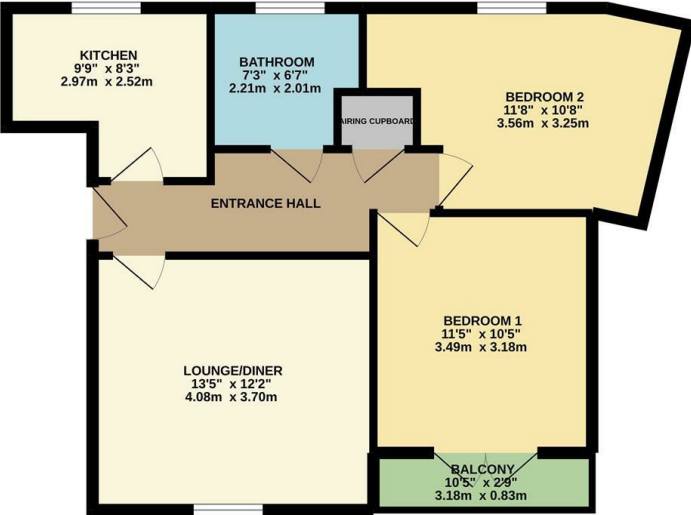


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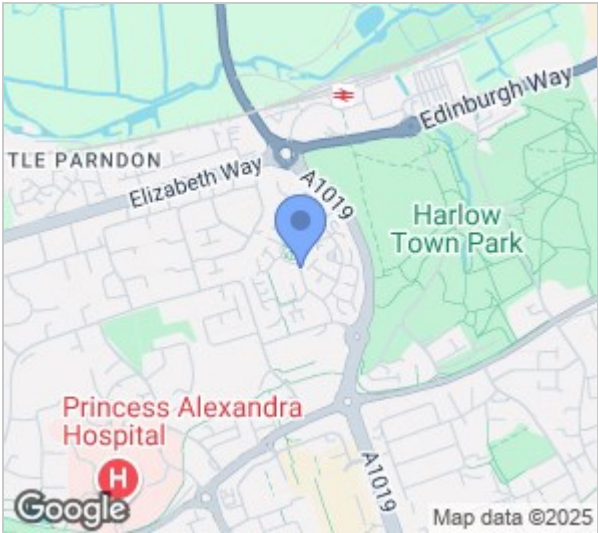
GUIDE PRICE: £230,000 - £240,000. A two bedroom top floor apartment offered for sale with no onward chain. The property has an entrance hall, lounge/diner, modern fitted kitchen with built in appliances, bathroom with a white three-piece suite and two double bedrooms with a balcony and views over the fountain from the main bedroom. There is also allocated parking, door entry system and plenty of storage. Torkildsen Way is located in central Harlow within walking distance to Harlow town train station, Princess Alexandra Hospital and Harlow town centre. Lease: 138 years remaining, Service Charge: £1000 bi-annually, Ground Rent: £300 per annum.



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	

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.