



Darlington Court, Old Harlow, CM17 0DB
Guide Price £250,000



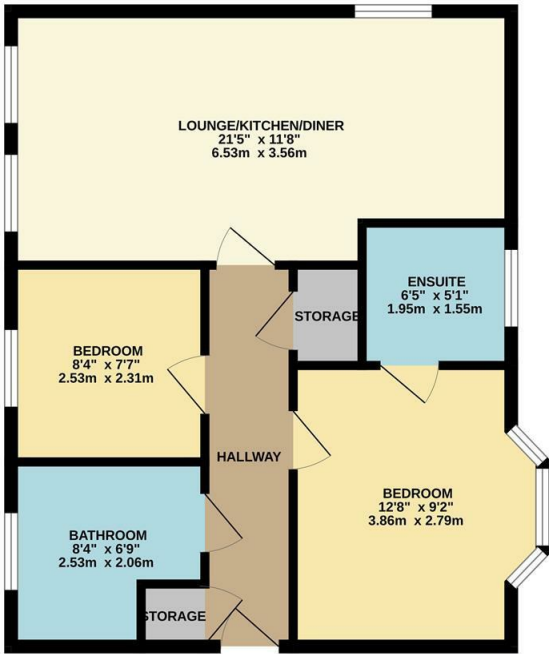
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GUIDE PRICE: £250,000 - £260,000. located within the gated development of Darlington Court is this well presented two bedroom apartment with allocated parking for one vehicle. The property is located on the second floor and is accessed via a communal entrance hall with secure entry system and comprises an entrance hall leading to a lounge/diner, which is open plan to a modern fitted kitchen with a range of wall & base level units, a master bedroom with an en-suite shower room, a further bedroom and a family bathroom with a white three piece-suite. Darlington Court is located in the heart of Old Harlow, just a stones throw from local shops and restaurants and within a couple minutes walk of local schools and Harlow Mill train station. Further benefits include having some outside green space.

Lease Remaining: 107 Years Remaining. Service Charge: £750 Per Year. Ground Rent: £150 Per Year



THIRD FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.
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		
(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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.