

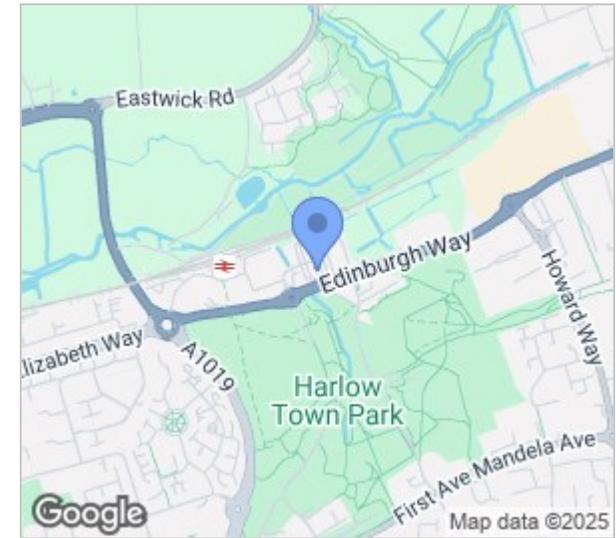


Hepworth House,, Harlow, CM20 2UB
£250,000

1 1 1 B

Hepworth House,, Harlow, CM20 2UB

An immaculate top floor apartment close to Harlow's mainline train station WITH PARKING. The property is accessed via a communal hallway (stairwells and lifts are available), the accommodation comprises of a large, open plan living room with areas for living, dining and kitchen and access to the balcony which offers fantastic views of Harlow Town Park, there is also a double bedroom with fitted wardrobes and a main shower room with fitted vanity units and double shower cubicle.
Lease details: £1200 per year - 995 years remaining on the lease.



GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The floorplan is provided only as a guide and should be used as such for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given 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	84	84
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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