



Priory Court, Harlow, CM18 7AX
Guide Price £240,000

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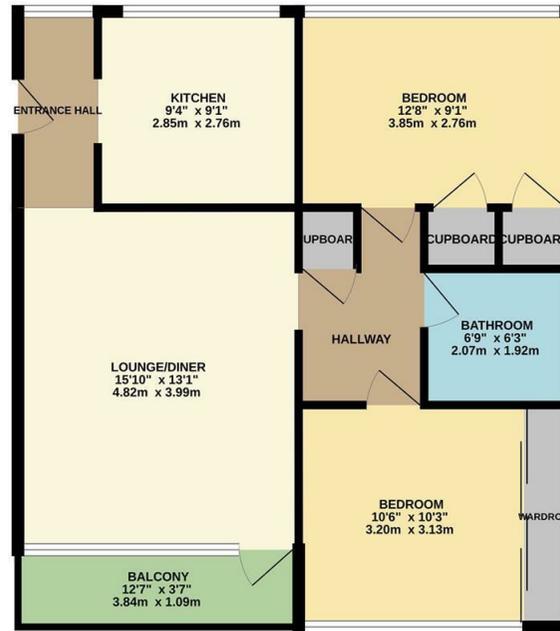
Priory Court, Harlow, CM18 7AX

****Guide Price £240,000-£250,000****

Offered with no onward chain is this beautiful, two double bedroom top floor apartment with a balcony and garage en-bloc. As you enter there is a hallway leading to a modern kitchen with a range of fitted wall and base units, a large lounge/diner with parquet flooring which opens onto the balcony, two double bedrooms with fitted wardrobes and a beautiful, newly fitted family bathroom. Other benefits include a long lease, a large storage cupboard and lovely communal gardens. Priory Court is located just off Southern Way, with local schools, shops and Latton Common within walking distance, plus a short distance to the M11. Lease Remaining: 935 years. Service Charge: £179 per month. Ground Rent: £10 per year.



SECOND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



PCIREYLAND-JOHNSON
TOTAL FLOOR AREA: 685 sq.ft. (63.6 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 misstatement. This plan is for guidance 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 | | |
| | 65 | 80 |
| England & Wales | EU Directive 2002/91/EC | 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 | 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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