



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

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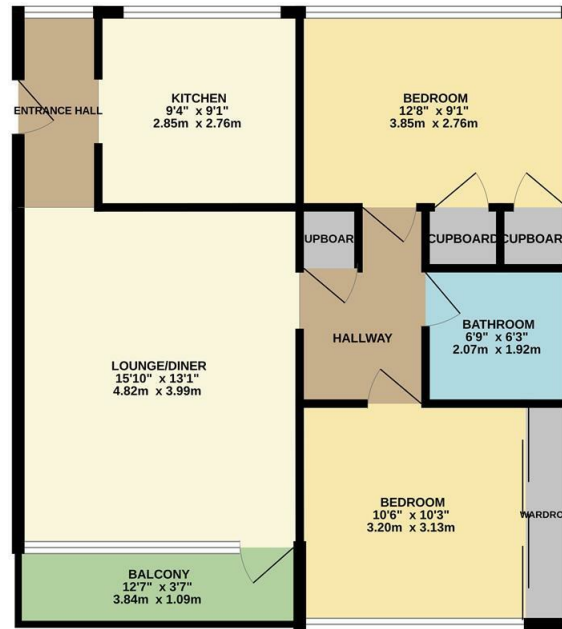
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****Guide Price £240,000-£250,000****

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		65	
(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		

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