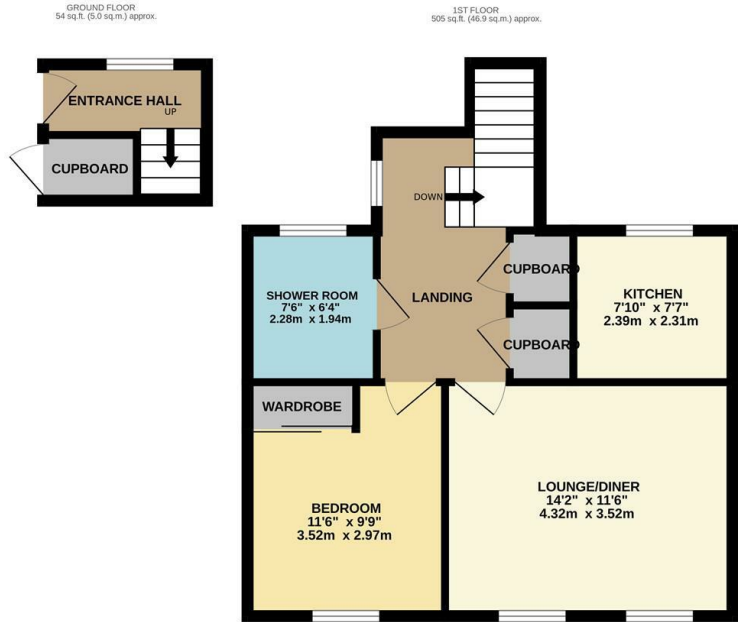


Southern Lodge, Harlow, CM19 4NH
£170,000



Southern Lodge, Harlow, CM19 4NH

Offered with no onward chain is this well presented one double bedroom first floor maisonette, located in the highly sought after, over 55's development of Southern Lodge. Inside, there is a hallway leading to the stairs and landing, a large lounge/diner, a kitchen with a range of fitted wall and base units, a double bedroom with fitted wardrobes and a modern shower room. Other benefits include beautiful communal gardens, residents parking, a tea room where residents can meet, independent living, a 24 hour lifeline assistance and three large storage cupboards. Southern Lodge is a quiet cul-de-sac just off Shawbridge, within walking distance of Staple Tye shops, open fields and Lister Medical Centre. Lease Remaining: 89 years. Service Charge/Ground Rent: £2108 per year.



SUREYLANDJOHNSON

TOTAL FLOOR AREA: 559 sq. ft. (52.0 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.