



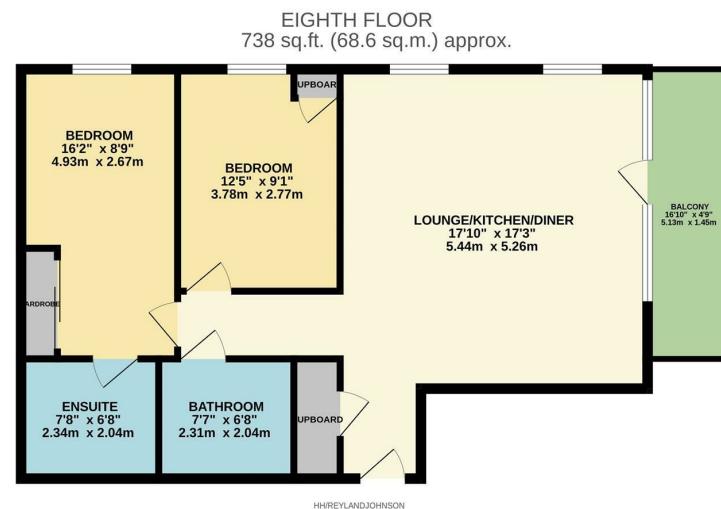
Hepworth House, Harlow, CM20 2UB
£350,000



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Offered with NO CHAIN is this luxurious, two double bedroom eighth floor apartment located just a stones throw from Harlow Town Train Station and gated underground allocated parking. Accessed by a bright lobby and lift access is an entrance hallway leading to a beautiful open plan kitchen/lounge/diner with a range of fitted wall and base units with integrated appliances and an island breakfast bar, a balcony, two large double bedrooms, the master with fitted wardrobes and an en-suite, plus a beautiful bathroom with a white three piece suite. Hepworth House located within walking distance of Harlow Town Park, Harlow Town Centre and Princess Alexandra Hospital.

Lease Remaining: 996 years. Service Charge: £1900 per year. Ground Rent: Zero.



TOTAL FLOOR AREA: 1,736 sq.ft. (68 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.

The chart displays the current and potential energy efficiency ratings for England & Wales. The current rating is shown in a grey box, and the potential rating is shown in a green box with a plus sign. The ratings are color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The potential ratings are generally higher than the current ratings, with the exception of the 'Not energy efficient' category.

Current Rating	Potential Rating
A	A (82 plus)
B	B (81-91)
C	C (69-80)
D	D (55-68)
E	E (39-54)
F	F (21-38)
G	G (1-20)
Not energy efficient - higher running costs	

A horizontal scale for environmental impact rating. The scale is divided into seven segments, each representing a range of CO2 emissions. The segments are color-coded: A (dark blue), B (medium blue), C (light blue), D (medium grey), E (light grey), F (dark grey), and G (lightest grey). Above the scale, the text 'Environmental Impact (CO2) Rating' is displayed. Below the scale, the ranges are listed: 'Very environmentally friendly - lower CO2 emissions' (A: 0-2 plus), '(B1-11)' (B: 8-11), '(69-80)' (C: 69-80), '(55-68)' (D: 55-68), '(39-54)' (E: 39-54), '(21-38)' (F: 21-38), and '(1-20)' (G: 1-20). Below the scale, the text 'Not environmentally friendly - higher CO2 emissions' is displayed. The scale is labeled 'Current' on the right and 'Potential' on the far right.

Rating	Range (CO2 emissions)	Current	Potential
A	0-2 plus	Very environmentally friendly - lower CO2 emissions	
B	(B1-11)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO2 emissions			

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.

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