



Five Acres, Harlow, CM18 6UY  
£150,000



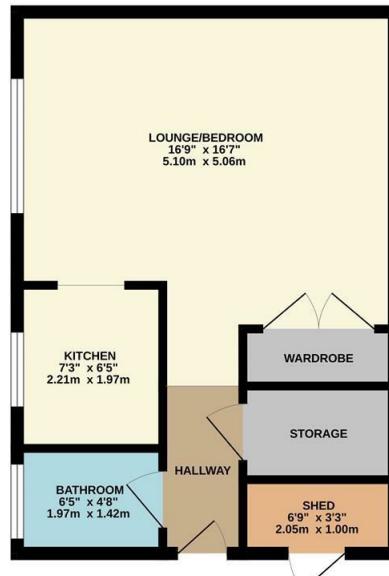
# Five Acres, Harlow, CM18 6UY

A large chain free studio apartment located at the end of a quiet cul-de-sac with its own private garden. Internally the apartment offers a large bedroom/lounge, kitchen, bathroom and multiple storage cupboards. There is potential to convert the property into a one bedroom apartment utilising the multiple storage cupboards inside, this has been done by another apartment in the same block. Externally the apartment has its own private garden with a large amount of parking available.

Chain Free. There are 89 years remaining on the lease, Ground Rent is £10 and service charge is tbc. Potential rental income £900pcm.



GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 402 sq.ft. (37.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon for the purchase or sale of this property. Any omission or mis-statement is for illustrative purposes only and should not be used as such by any prospective purchaser. The floorplan is for guidance only and has not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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