



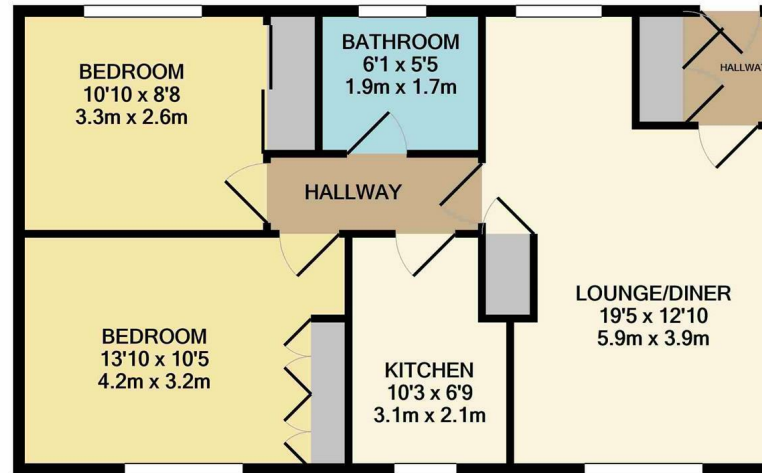
Fold Croft, Harlow, CM20 1SP
Guide Price £210,000

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Fold Croft, Harlow, CM20 1SP

**** (Guide Price £210,000 - £220,000) ****

Offered for sale with no onward chain is this two double bedroom first floor flat located within walking distance of Princess Alexandra Hospital and Harlow Town Train Station. The property comprises an entrance hallway leading to an open plan lounge/diner, modern kitchen with a range of fitted wall and base units and work-surface areas, two double bedrooms and a family bathroom with a white three piece suite. Outside there is a storage shed and a communal garden area. This property is an ideal first time purchase or buy to let investment. Lease: 84 Years Remaining, Service Charge: £783.02 per annum, Ground Rent: £10.00 per annum.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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