



**Spindle Walk, Harlow, CM17 9UW**  
40% Shared ownership £150,000

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## Spindle Walk, Harlow, CM17 9UW

\*\*40% Shared Ownership\*\*

Offered with NO ONWARD CHAIN and located in the highly popular Newhall development is this well presented, two double bedroom family home with allocated parking for two cars. On the ground floor there is an entrance hallway leading to a large, open plan lounge/diner, a modern fitted kitchen with a range of wall and base units and a cloakroom/WC, whilst upstairs there are two double bedrooms and a family bathroom with a white three piece suite. The west facing rear garden is mainly laid to lawn, with a patio area, shed and rear access out to the allocated parking for two cars. Spindle Walk is located between Trefoil Lane and Great Ley Road, within walking distance of excellent local schools, shops, cafes, open fields and the new David Lloyd Health Club, plus the M11 is close by.

Lease Remaining: 120 years. Rent & estate charge: £626.95 per month.



**TOTAL FLOOR AREA: 751 sq.ft. (69.7 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 is as to their operability or efficiency can be given.



Energy Efficiency Rating

Rating	Score Range	Color	Notes
A	(82 plus)	Dark Green	Very energy efficient - lower running costs
B	(81-91)	Medium Green	
C	(69-80)	Light Green	
D	(55-58)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red	
G	(1-20)	Dark Red	Not energy efficient - higher running costs

Current: **C** Potential: **9** (84)

The chart displays the Environmental Impact (CO2) Rating for different regions. The y-axis represents the rating from 'Very environmentally friendly - lower CO2 emissions' at the top to 'Not environmentally friendly - higher CO2 emissions' at the bottom. The x-axis represents the current and potential ratings. The bars show a general downward trend from A to G, with the potential rating being lower than the current rating for most categories.

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	A	
(81-91) B	B	
(69-80) C	C	
(55-68) D	D	
(39-54) E	E	
(21-38) F	F	
(1-20) G	G	
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.

T. 01279 216216 E. [info@rjestateagents.co.uk](mailto:info@rjestateagents.co.uk)

1 Acorn Mews, Harlow, Essex, CM18 6NA [www.rjestateagents.co.uk](http://www.rjestateagents.co.uk)