

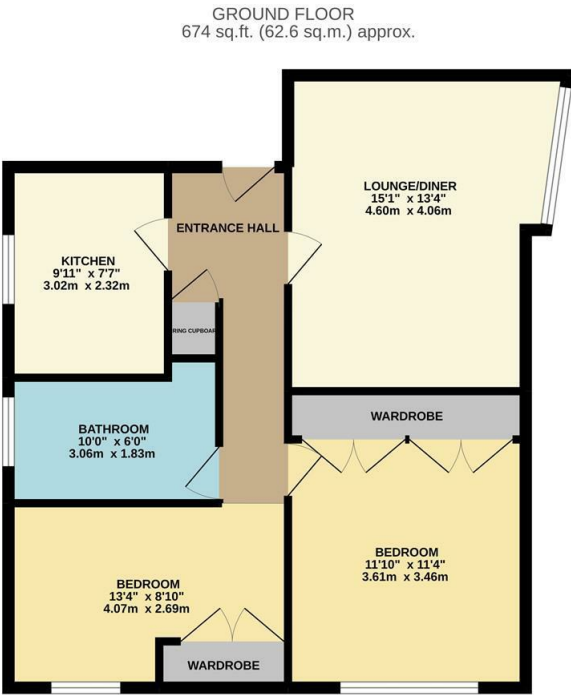
Little Grove Field, Harlow, CM19 4BY
Guide Price £200,000



Little Grove Field, Harlow, CM19 4BY

(Guide Price £200,000 - £210,000)

This large two double bedroom top floor flat is well presented throughout and is located within walking distance of Princess Alexandra Hospital and Harlow Town Centre. The property comprises an entrance hallway leading to a large lounge/diner, modern fitted kitchen with a range of wall and base units, two double bedrooms with fitted wardrobes and a family bathroom with a white three piece suite, plus separate shower cubicle. Little Grove Field is located in between Sharpecroft and Wedhey, with local schools, shops and Harlow Town park just a short distance away.
Lease Remaining: 82 years. Service Charge: £105.00 per month. Ground Rent: £10 per year.



L.GREYLANDJOHNSON
TOTAL FLOOR AREA : 674 sq.ft. (62.6 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 misstatement. 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.