



## Ladyshot, Harlow, CM20 3EX

\* GROUND FLOOR FLAT \* ONE DOUBLE BEDROOM \* x2 BALCONIES \* RECENTLY DECORATED \* CLOSE TO THE STOW \* TOWN LOCATION \*

This spacious and well-presented ground floor apartment features one double bedroom, a fitted kitchen, and a bathroom, along with attractive decoration and flooring. It is conveniently located within a short walk of The Stow shopping centre and is close to open common land. The apartment benefits from gas radiator heating powered by a newly fitted wall-mounted boiler, UPVC double-glazed windows and a balcony terrace off the living room.

The accommodation is accessed through a front door that leads into the entrance hall. There is ample storage space, with doors opening into a living room that includes a balcony and a pedestrian gate. The fully fitted kitchen is nicely presented and equipped with a built-in stainless steel oven, hob, and extractor fan. A lobby leads to a rear balcony, ideal for clothes drying. The apartment also boasts a large double bedroom and a three-piece bathroom finished with white sanitary ware.

\*\* The property is AVAILABLE on 27th June 2026 on an UNFURNISHED basis \*\*

Great location with many facilities that the New Town has to offer which includes the main line station serving London and the West End, Cannons Book Golf Club, The Harvey Centre and Water Gardens shopping precincts, The Leisure Zone and Swimming Pool and all of Harlow's amazing green spaces and parks. Transport links are provided via the A414 to Ware, Hoddesdon and M11 connecting the M25 and Cambridge.



**£1,050 Per Calendar Month**

- GROUND FLOOR PROPERTY
- 6 MINS DRIVE TO STATION
- WHITE SANITARY WARE
- 8 MINS - 3.7 MILES TO M11
- CLOTHES DRYING BALCONY
- UNFURNISHED PROPERTY
- LIVING ROOM & BALCONY
- APPROX. 462 SQ FT VOLUME
- AVAILABLE 27TH JUNE 2026



MILLERS



MILLERS



MILLERS



MILLERS

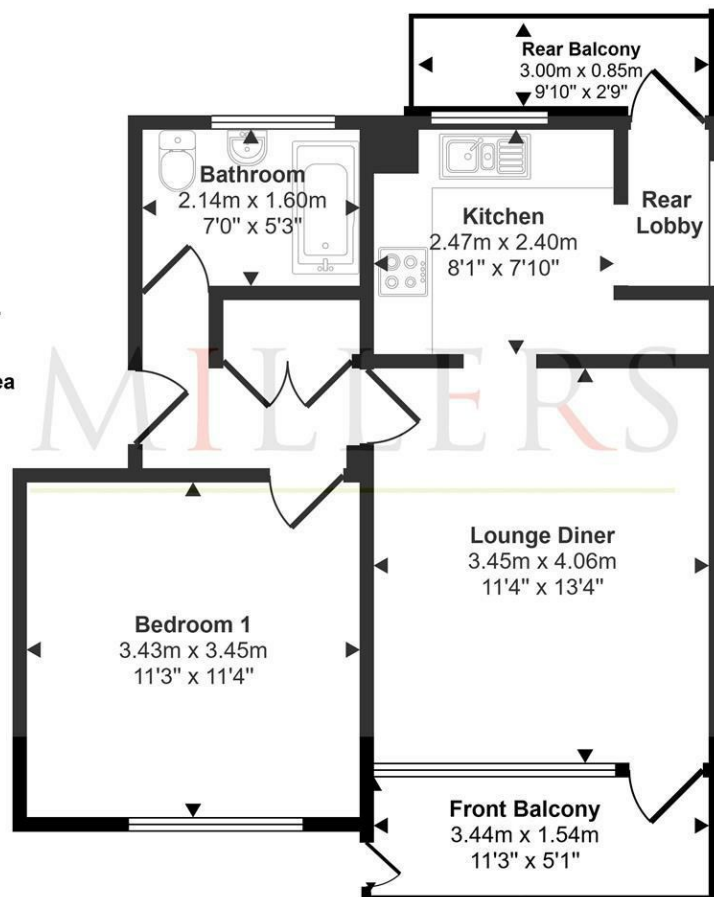


MILLERS

MILLERS  
LETTINGS

Ladyshot, Harlow.

Approx Gross Internal Area  
43 sq m / 462 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Property Dimensions

### GROUND FLOOR

#### Entrance Hall

Living Room 11'4" x 13'4" (3.45m x 4.06m)

Front Balcony 11'3" x 5'1" (3.43m x 1.55m)

Kitchen 8'1" x 7'10" (2.46m x 2.39m)

Rear Lobby 5'2" x 3'5" (1.60m x 1.05m)

Bedroom One 11'3" x 11'4" (3.43m x 3.45m)

Bathroom 7' x 5'3" (2.13m x 1.60m)

Rear Balcony 9'10" x 2'9" (3.00m x 0.84m)

### EXTERNAL AREA

#### Communal Gardens

TERM: A periodic tenancy is offered, with a long-term tenant preferred.

DATE : The earliest date that a successful client could move into the property will be the 27th June 2026 subject to terms conditions and references.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE : The property is available on an UNFURNISHED basis, although there are white goods.

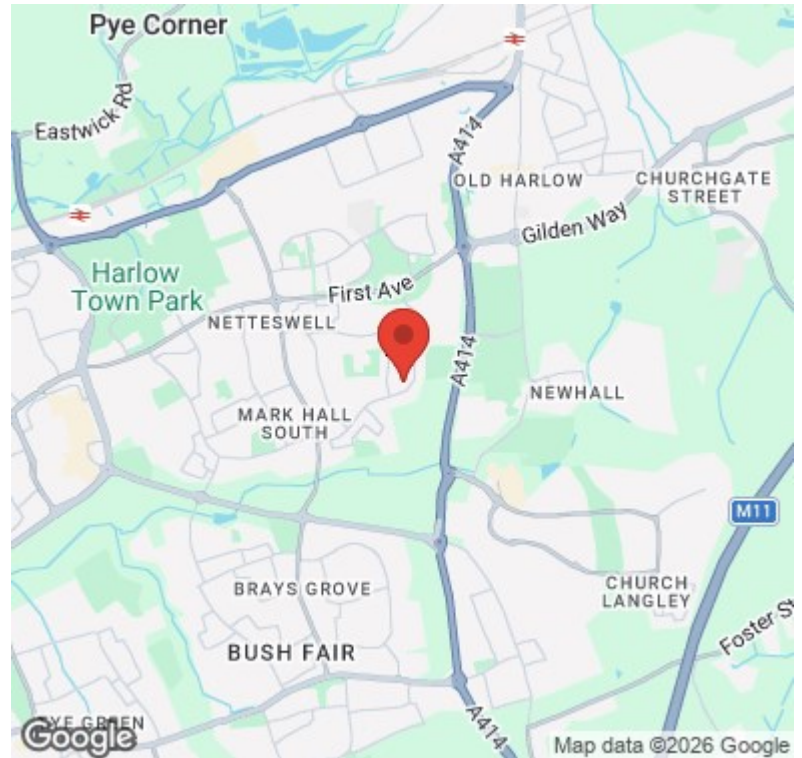
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is B.



## Directions

START: Millers Letting Agents 229 High Street, Epping, CM16 4BP.  
 0.0. Head northeast on High St/B1393 toward Town Green.  
 Continue to follow B1393. 3.4. At Hastingwood Interchange, take the 1st exit onto A414. 4.9. Clock Tower Roundabout, take 2nd exit & staying on A414. 5.2. At the roundabout, take the 1st exit and stay on A414. 6.0. At Mark Hall Roundabout, take the 1st exit onto First Ave. 6.3. Turn left onto Felmongers/Momples Rd. Continue to follow Momples Rd. 6.6. Turn right onto Ladyshot. 6.6. Arrive: Ladyshot, Harlow CM20 3EP. Total time: 14 mins 12s



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.