



## Priory Court, Harlow, CM18 7AX

\* BEAUTIFULLY PRESENTED \* FULLY REFURBISHED \* TWO BEDROOM APARTMENT \* ALLOCATED PARKING \* PRIME LOCATION \* GROUND FLOOR \* GARAGE INCLUDED \*

Millers lettings are delighted to present this beautifully presented two double bedroom ground floor apartment located in Priory Court, Harlow. Finished stylishly throughout, the property combines bright interiors with a practical and well-designed layout perfect for families or professionals seeking a high-quality home in a prime location.

Step through the front door into a welcoming hallway that guides you smoothly through the home, leading first into a bright and spacious living room that opens onto a private balcony for relaxed outdoor moments. From the living area, a separate modern kitchen sits just off to the side, offering a practical and well-lit cooking space. Continuing back through the hallway, you'll find two well-proportioned bedrooms positioned for comfort and privacy, along with a neatly designed bathroom that completes the layout. With natural light throughout and a smart, easy-flowing design, this ground-floor apartment offers a warm and convenient place to call home. A garage is also included for your additional storage needs.

\*\* The property is AVAILABLE NOW on an UNFURNISHED BASIS \*\*

The property benefits from convenient access to local shops, everyday amenities, and nearby cafés. Harlow Town Centre being only a short distance away, offering a wider range of retail and dining options. Excellent transport links are close by, including Harlow Town and Harlow Mill stations for direct routes into London, while frequent bus services connect easily across the town. The area is also well-served by green spaces, with nearby parks, walking routes, and riverside paths providing a peaceful escape for weekend strolls.



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**£1,400 Per Calendar Month**

- BEAUTIFULLY PRESENTED
- ALLOCATED PARKING
- FULLY REFURBISHED
- TWO DOUBLE BEDROOM APARTMENT
- GROUND FLOOR
- UNFURNISHED BASIS
- NEW TO MARKET
- GARAGE
- AVAILABLE NOW

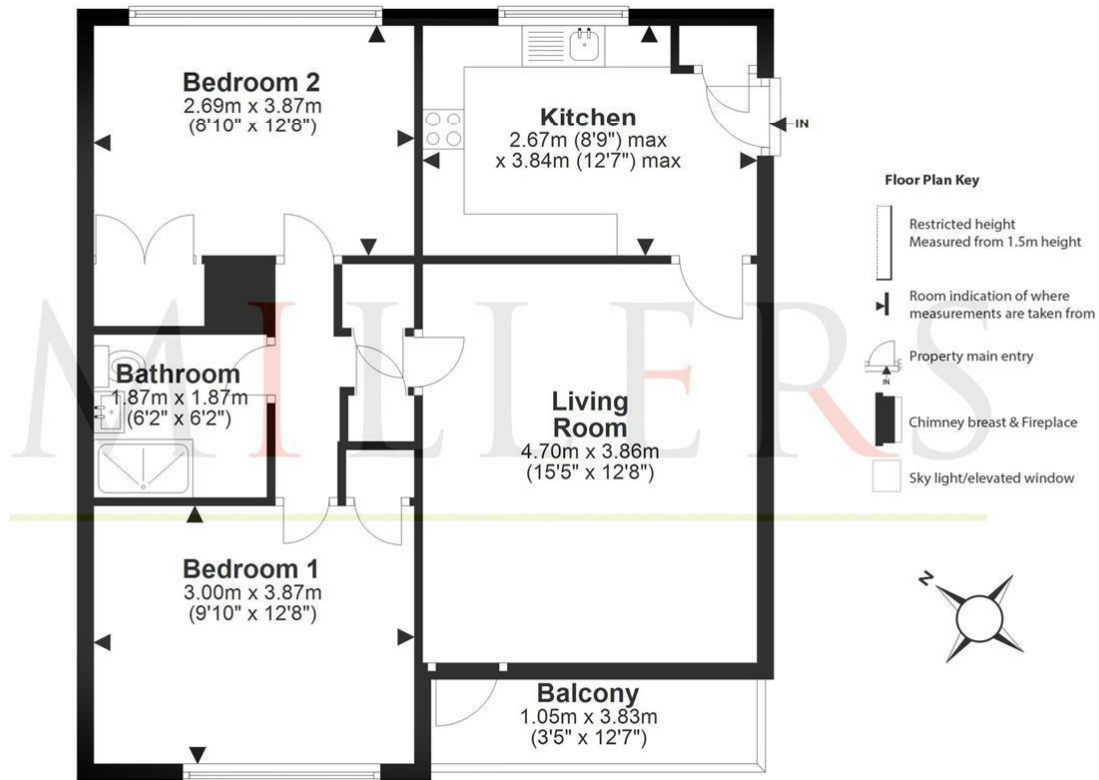




MILLERS  
LETTINGS

## Ground Floor

Main area: approx. 66.8 sq. metres (719.3 sq. feet)  
Plus balconies, approx. 4.5 sq. metres (48.6 sq. feet)



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Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

## Property Dimensions

### COMMUNAL ENTRANCE

#### Entrance Hall

|                    |                               |                         |                              |
|--------------------|-------------------------------|-------------------------|------------------------------|
| <b>Kitchen</b>     | 8'9" x 12'7" (2.67m x 3.84m)  | <b>Balcony</b>          | 12'7" x 3'5" (3.84m x 1.04m) |
| <b>Living Room</b> | 15'5" x 12'8" (4.70m x 3.86m) | <b>Communal Gardens</b> |                              |
| <b>Balcony</b>     | 3'5" x 12'7" (1.05m x 3.83m)  | <b>Garage</b>           |                              |
| <b>Bedroom One</b> | 9'10" x 12'8" (3.00m x 3.87m) |                         |                              |
| <b>Bedroom Two</b> | 8'10" x 12'8" (2.69m x 3.87m) |                         |                              |
| <b>Bathroom</b>    | 6'1" x 6'1" (1.87 x 1.87)     |                         |                              |

### EXTERNAL

**TERM :** An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

**DATE :** The earliest date that a successful client could move into the property will be NOW 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 option to be 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 229 High St, Epping, CM16 4BP. Head north-east on High St/B1393 toward Star Lane. Continue following the B1393 for 3.4 miles. At Hastlingwood Interchange, take the 1st exit onto the A414. Continue for 1.0 mile. Slight left onto Southern Way/A1169. Continue for 0.1 mile. At the roundabout, take the 1st exit onto Priory Court. Continue for 39 ft — your destination will be on the left. ARRIVE: 1, Priory Court Harlow, CM18 7AX.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 56      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| 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.