



Ladyshot, Harlow, CM20 3EU

* BEAUTIFULLY REFURBISHED * BRAND NEW KITCHEN * LIVING ROOM BALCONY * CLOSE TO THE STOW * BRAND NEW BATHROOM * APPROX. 491.5 SQ FT VOLUME *

Millers Lettings are delighted to offer this spacious and beautifully presented one-bedroom ground floor apartment, recently refurbished to an excellent standard throughout.

Ideally situated within a short walk of The Stow Shopping Centre and close to open common land, this superb home combines modern living with a convenient location.

The property has been extensively updated and benefits from a new fitted kitchen with integrated appliances, a contemporary shower room, fresh neutral decoration, and brand new flooring throughout. Further features include gas central heating via a newly installed wall-mounted boiler and UPVC double glazed windows.

The accommodation comprises a welcoming entrance hall with excellent storage, a bright and spacious living room with direct access to a private balcony and pedestrian gate, a stylish fitted kitchen, a generous double bedroom with built-in storage, and a modern three-piece shower room finished with white sanitary ware.

The property is AVAILABLE in AUGUST 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



1

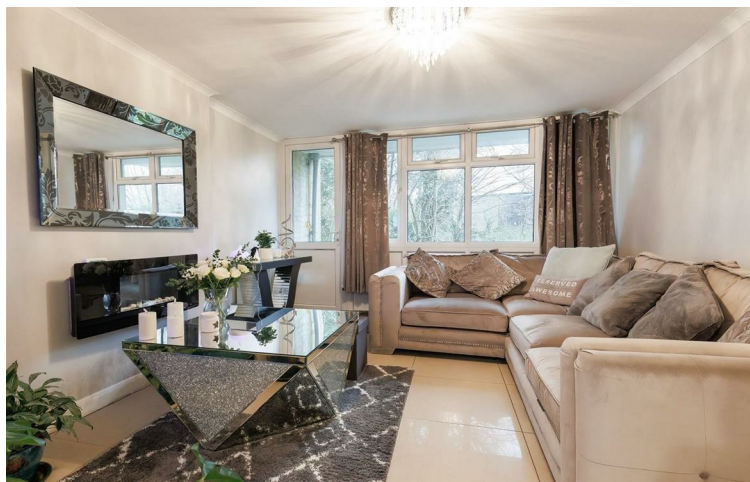


1

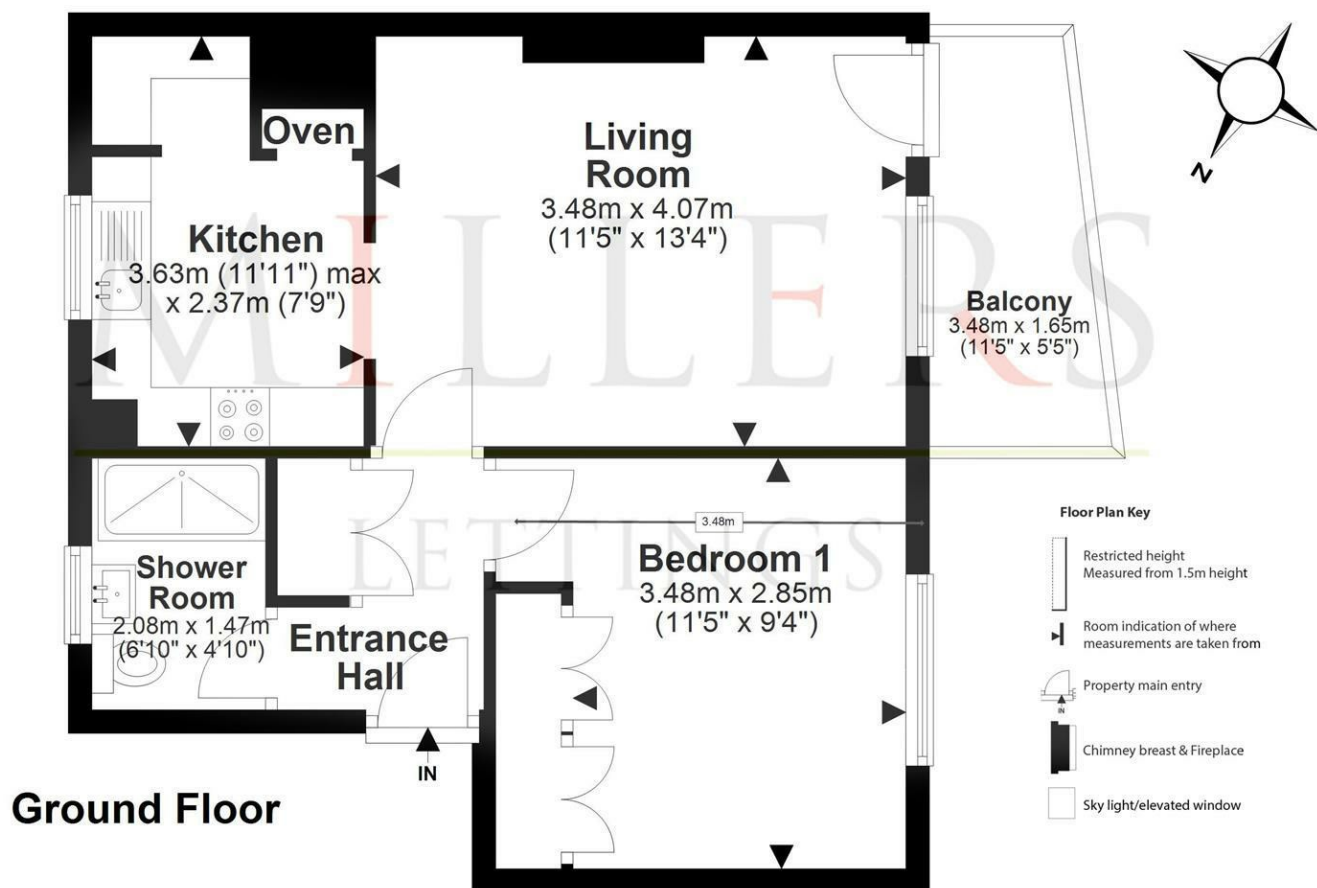


£1,325 Per Month

- GROUND FLOOR PROPERTY
- 8 MINS - 3.7 MILES TO M11
- WHITE SANITARY WARE
- ONE DOUBLE BEDROOM
- 6 MINS - 2.1 MILES TO STATION
- AVAILABLE AUGUST 2026
- LIVING ROOM & BALCONY
- APPROX. 491.5 SQ FT VOLUME
- UNFURNISHED PROPERTY



MILLERS
LETTINGS



Total area: approx. 45.7 sq. metres (491.5 sq. feet)

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

GROUND FLOOR

Entrance Hall

Shower Room 6'10" x 4,10" (2.08m x 1.22m,3.05m)

Bedroom One 11'5" x 9'4" (3.48m x 2.85m)

Living Room 11'5" x 13'4" (3.48m x 4.07m)

Kitchen 11'11" x 7'9" (3.63m x 2.37m)

EXTERNAL AREA

Balcony 11'5" x 5'5" (3.48m x 1.65m)

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 August 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) 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		

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.