



Woodcroft, Harlow, CM18 6XY

Geoffrey Matthew Estates are delighted to offer this very well presented, one bedroom, first floor, leasehold apartment. Ideally located for local schools, transport links and amenities, this property would be ideally suited for first time buyers or investors.

Early viewings are highly recommended!

Offers In The Region Of £175,000

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- CHAIN FREE
- Well Presented
- First Floor
- One Bedroom

Entrance Hall

Living Room

14'9 x 12'6 (4.50m x 3.81m)

Kitchen

8'2 x 12' 4 (2.49m x 3.66m 1.22m)

Bedroom

9'3 x 12'1 (2.82m x 3.68m)

Bathroom

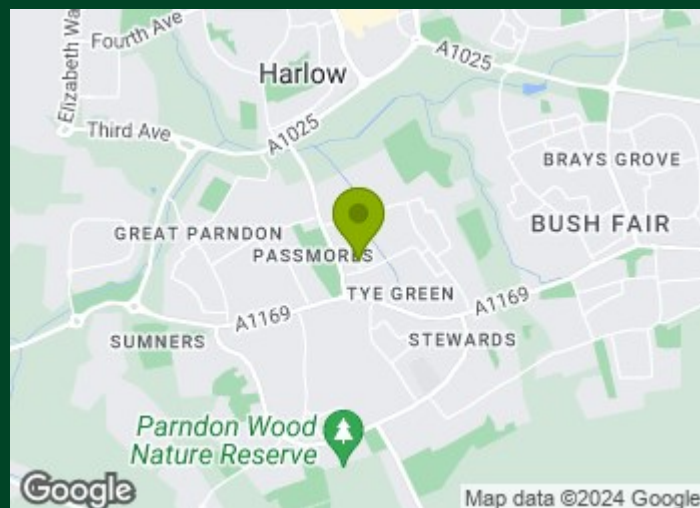
6'9 x 6'2 (2.06m x 1.88m)

Agents Note

125 year lease granted in 1987

Ground Rent £10 per annum

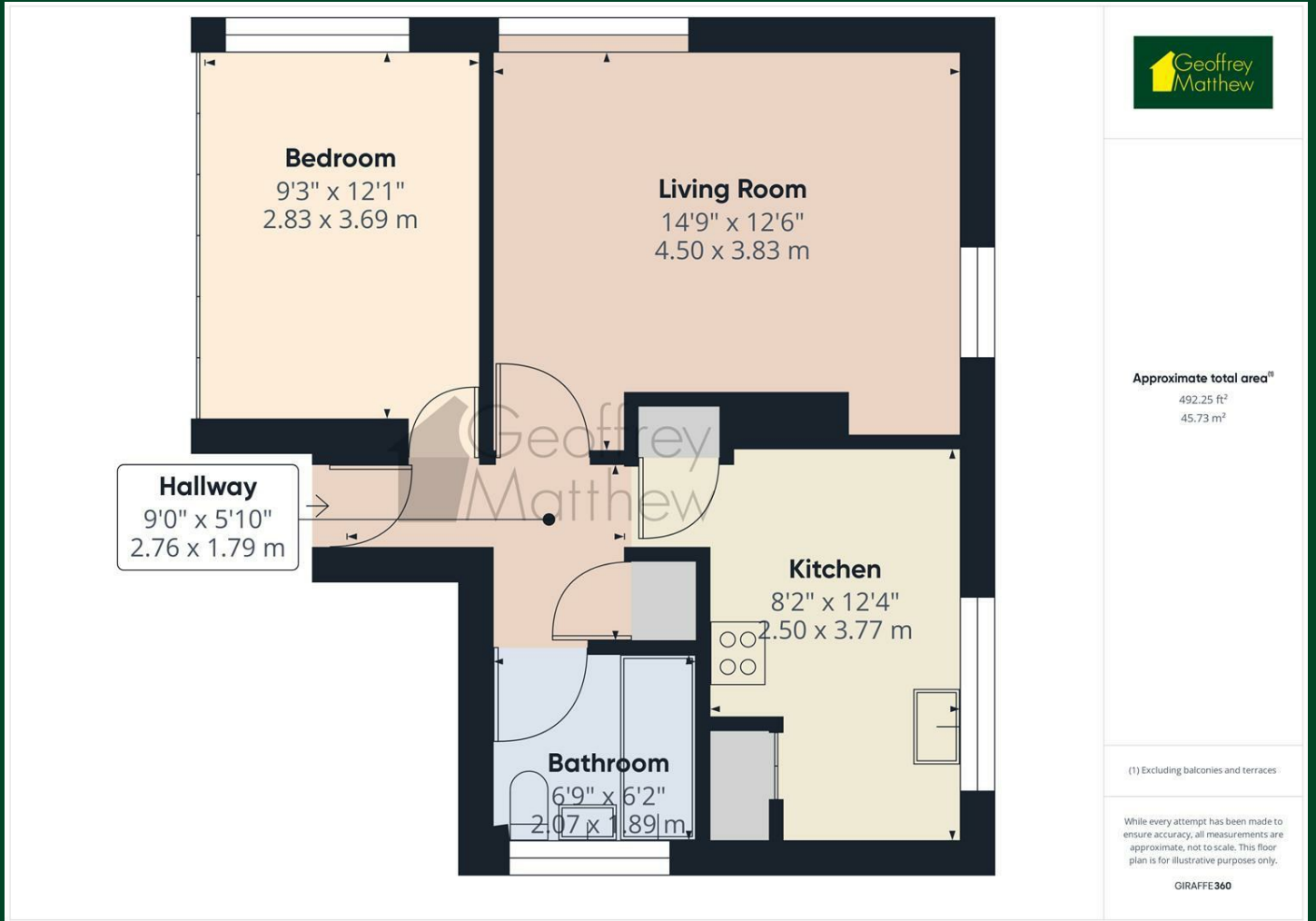
Service Charge Approx £710 per annum



Directions



Floor Plan



Council Tax Details

Harlow Band B

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC