



Old Oak Way, Harlow, CM17 0GD

Geoffrey Matthew Estates are delighted to bring to the market this large one bedroom, first floor apartment, located in the popular Gilden Park development. The property comprises of a spacious entrance hall, large double bedroom, family bathroom suite, a modern fitted kitchen with open plan living to a spacious lounge area and The property has the added benefit including its own balcony. Other features include allocated parking, gas central heating and UPVC double glazed windows throughout.

Old Oak Way is located in the heart of Old Harlow and is within a short distance to local amenities and schooling.

£235,000

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- One Double Bedroom First Floor Apartment
- Allocated Parking
- 994 years plus remaining on Lease
- Own Balcony
- Ideal First Time Purchase
- Intercom System
- Open Plan Living
- Approximately 6 Years NHBC Remaining

The Accommodation Comprises:

Service Charge approx £700 per annum

Hallway

Bedroom

11'10x11'5 (3.61mx3.48m)

Bathroom

6'10x6'0 (2.08mx1.83m)

Lounge/Kitchen/Diner

10'8x21'6 (3.25mx6.55m)

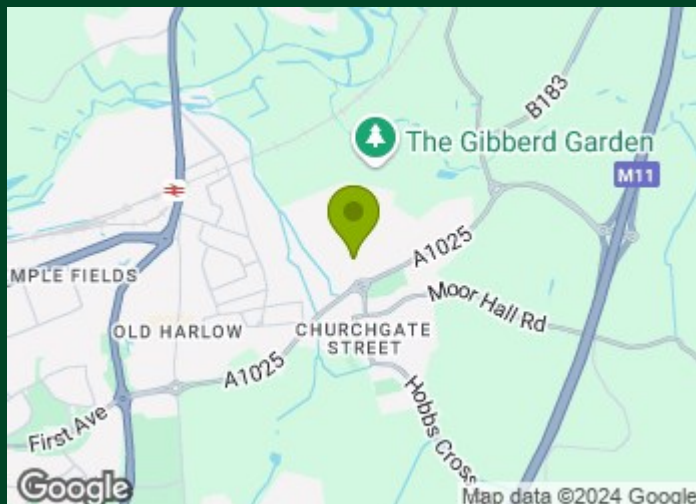
Balcony

4'1x16'0 (1.24mx4.88m)

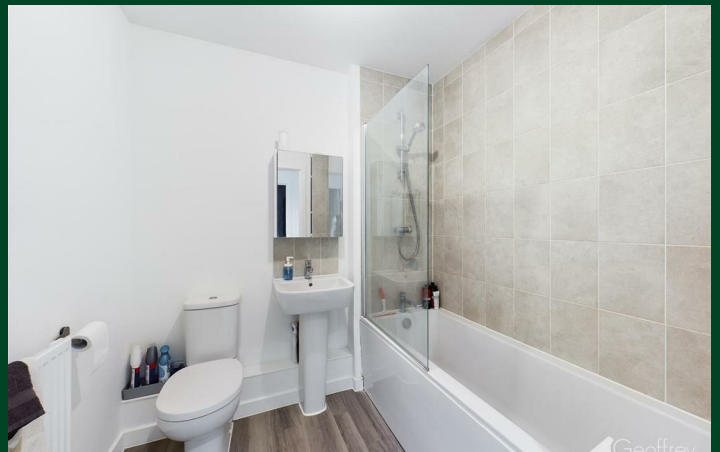
Agents notes

Approx 994 years remaining on lease

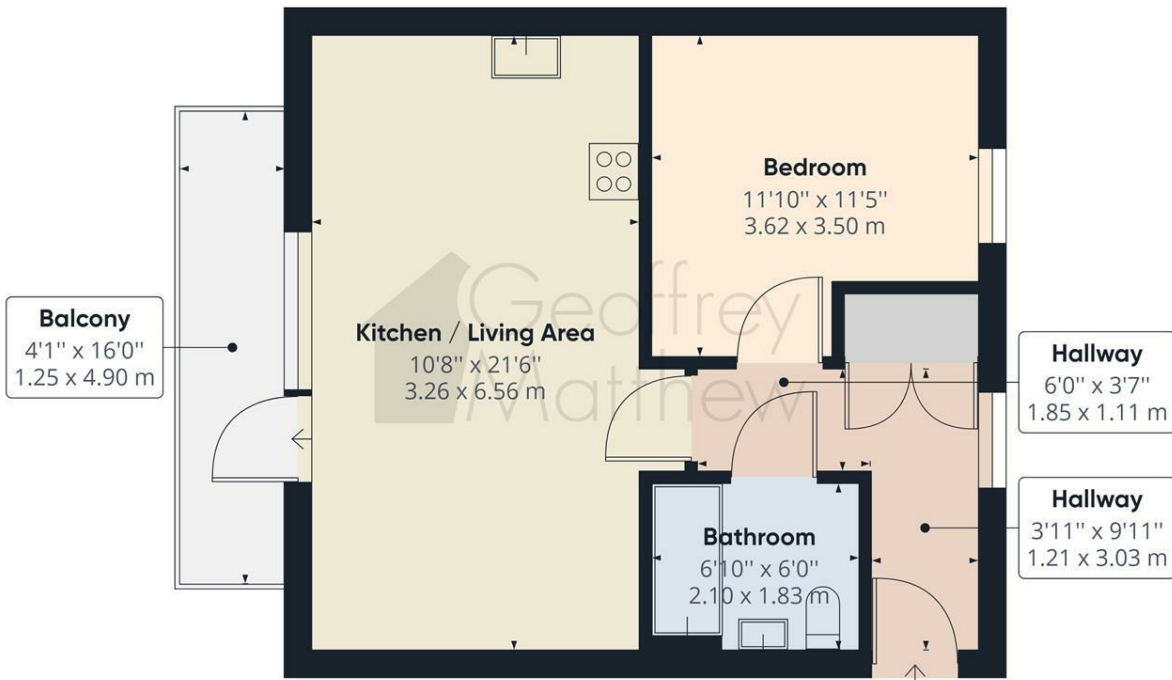
Ground Rent approx £200 per annum



Directions



Floor Plan



Approximate total area⁽¹⁾
491.06 ft²
45.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Council Tax Details

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