



Old Oak Way, Gilden Park, Old Harlow, CM17 0GD

Welcome to this charming apartment located on Old Oak Way in Harlow. This modern property, built in 2019, offers a comfortable living space of 495 square feet, making it an ideal choice for individuals or couples seeking a contemporary home.

Upon entering, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features one spacious bedroom and a stylish bathroom that meets all your daily needs.

This area offers convenient transport links, making it popular among commuters. The property is situated near the Queens Head, a local pub and a convenience store 2 minute walk into development including the new community centre. The flat has Stansted Airport conveniently located nearby, providing easy access to international destinations and local railway links serving London and other major Cities.

This property is not only modern and well-located but also represents a fantastic opportunity for those looking to invest in a home that combines comfort and convenience. Whether you are a first-time buyer or seeking a rental investment, this apartment is certainly worth considering. Don't miss the chance to make this delightful space your own.

Guide Price £225,000

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- Popular New Development of Gilden Park
- Perfect for First Time Buyers/Investment Opportunity
- 994 year Lease
- Immaculately Presented One Double First Floor Bedroom Apartment
- Adjacent to Churchgate Street and Close to Old Harlow
- Full Width Balcony & Allocated Parking
- Harlow Mill Station Nearby & M11 Junction 7a
- Currently has a Rental Income of £1200.00 PCM
- NO ONWARD CHAIN

Accommodation Comprises: annum

Hallway

3'6 x 10'7 (1.07m x 3.23m)

Kitchen/Living Area/Living Room

12'7 x 21'6 (3.84m x 6.55m)

Balcony

4'2 x 16'7 (1.27m x 5.05m)

Bedroom

10'8 x 9'9 (3.25m x 2.97m)

Agents Note

Approx 994 years remaining on lease

Ground Rent approx £200.00 per annum

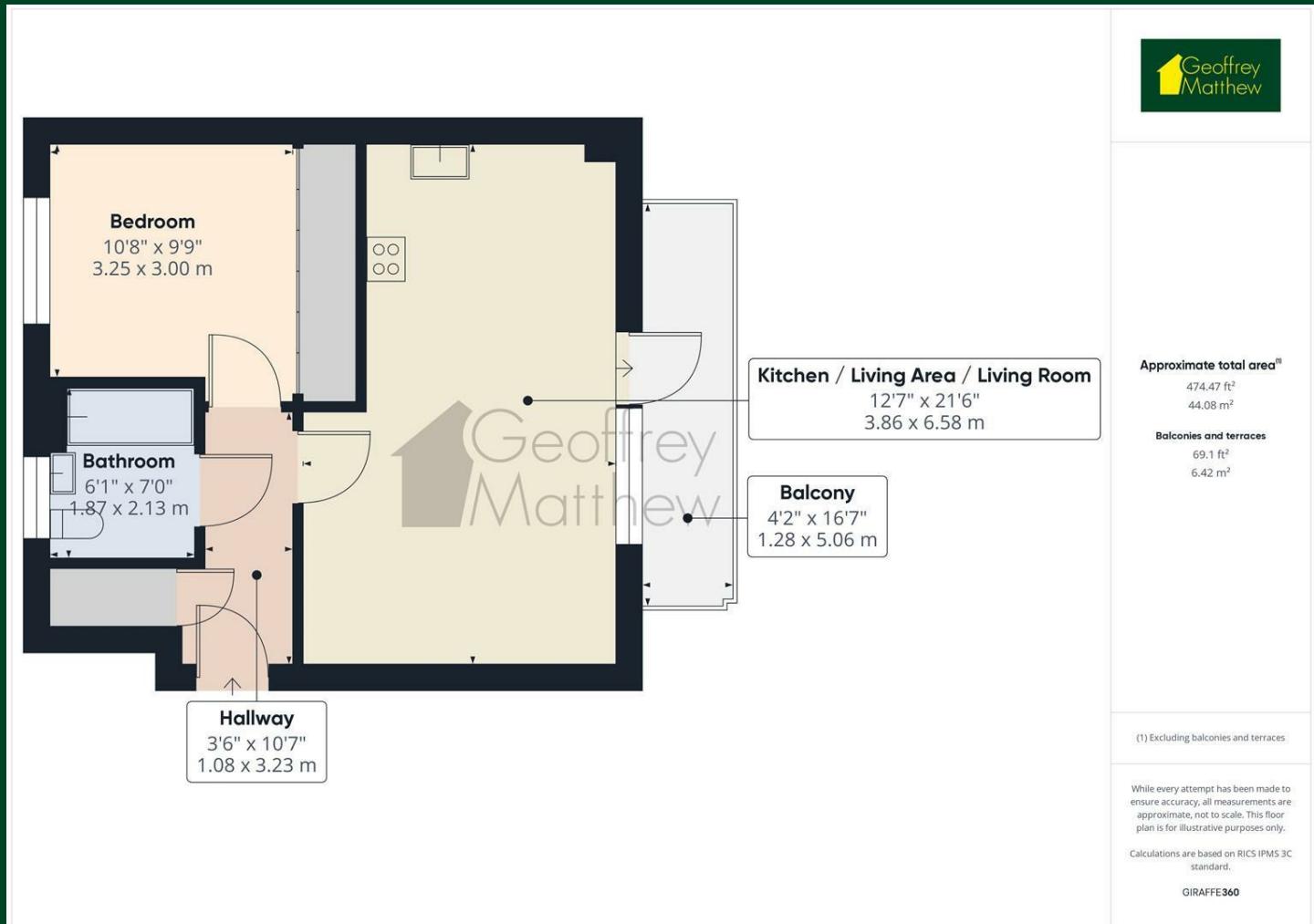
Service Charge approx £2000.00 per



Directions



Floor Plan



Council Tax Details

Harlow Council 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 firms 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	