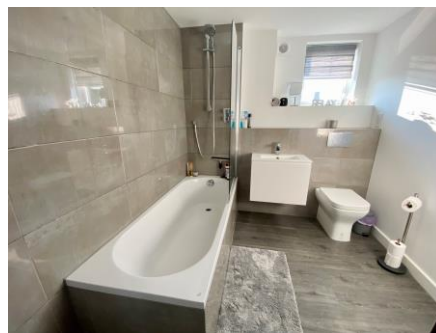




Harlow's only family run
independent estate agent



Hobbs Cross Road, Harlow, CM17 0LB

**'...A Unique Apartment Enjoying A Sought
After Location...'**

**Guide Price
£250,000 To £270,000
Leasehold**

**One Bedroom • Immaculate Throughout • EPC Rating: B • First
Floor • Allocated Parking • Council Tax Band: B • Walking To
Village Shops • Nearby Primary Schools •**

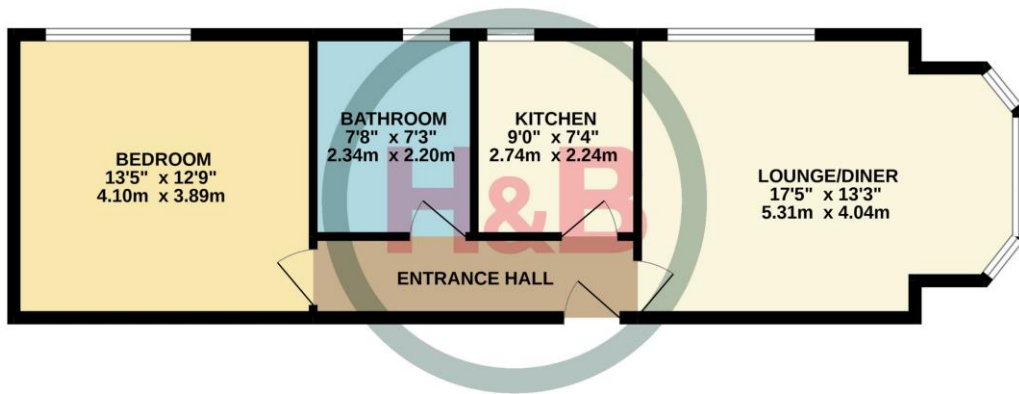


hbproperty.co.uk 01279 418888 sales@hbproperty.co.uk

Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Hobbs Cross Road Harlow, CM17 0LB

FIRST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 sq.m.) approx.
Made with Metropix ©2022

THE PROPERTY

'...A Unique Apartment Enjoying A Sought After Location...'

This apartment offers everything you would want having been renovated to a high modern standard throughout whilst retaining the integrity of the original building. A secure entry phone system allows entry to a communal entrance hall with stairs that take you to the first floor. The apartment enjoys a fabulous living dining room which enjoys a light westerly facing aspect and a very good size bedroom that is complemented by a well appointed modern bathroom. The kitchen is well appointed and offers integral appliances with matching wall and base units. Outside the property benefits from allocated parking with additional communal parking on site. The apartment is located in the heart of Churchgate Street that boasts a village store, church, public house, primary school and has access to nearby countryside walks. The apartment is a short distance to the local amenities of Old Harlow and Harlow Mill station and soon to open Junction 7a of the M11 offering access to Cambridge, Stansted Airport, the M25 and London beyond.

First floor

Entrance Hall
15' 5" x 3' 10"
(4.70m x 1.17m)

Lounge Diner
17' 5" x 13' 3"
(5.30m x 4.04m)

Kitchen
9' 1" x 7' 4"
(2.77m x 2.23m)

Bathroom
7' 8" x 7' 3"
(2.34m x 2.21m)

Bedroom One
12' 9" x 13' 5"
(3.88m x 4.09m)

Additional Information

Length Of Lease -
150 Years From 1st
January 2018

Service Charge -
£338.70 Per Quarter

Ground Rent - £100
Per Annum

Outside

Parking
Allocated
Parking Space

Communal Gardens

08/03/2022, 12:22

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Flat 8 Churchgate Court Hobbs Cross Road HARLOW CM17 0LB	Energy rating B	Valid until: 4 October 2028 Certificate number: 8858-1954-7260-6508-4920
Property type	Mid-floor flat	
Total floor area	47 square metres	

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60