



Harlow's only family run independent estate agent



Mill Court, Harlow, CM20 2JG

**£220,000
Leasehold**

**"...Ideal Investment Property on The Doorstep Of
Harlow Town Train Station..."**

**Two Bedrooms • Fourth Floor Apartment • Balcony • En-suite To
Bedroom One • Close to Harlow Town Train Station • EPC Rating: C •
Council Tax Band: D • Offered Chain Free • Lift Service**

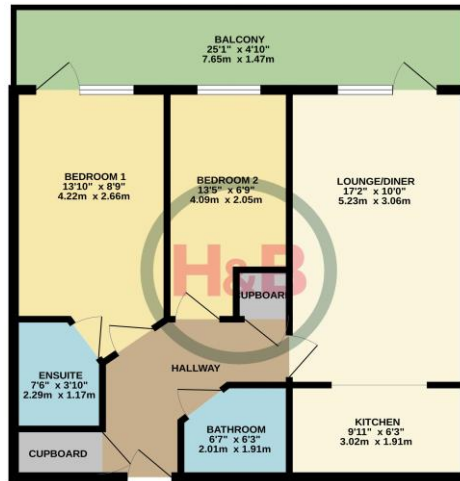


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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Mill Court Harlow, CM20 2JG

FOURTH FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.
Measured in January 2022



THE PROPERTY

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This improved refurbished two-bedroom fourth floor apartment benefits from an open plan lounge/diner & kitchen area with access to a full width balcony offering far reaching views. There are two bedrooms with the main bedroom benefitting from an en-suite shower room as well as there being a separate family bathroom. The apartment comes with its own allocated covered parking space and is being offered with no onward chain. The apartment is located perfectly for Harlow Town station and the A414 with its links to Hertford. It is within walking distance of Harlow town park and the town centre and its shops as well as the Princess Alexandra Hospital. The River Stort is also on your doorstep allowing for fantastic country walks.

Viewing Is Strictly By Appointment Only.

Fourth floor

Entrance Hall

Lounge / Dining Area

17' 2" x 10' 0"
(5.23m x 3.05m)

Kitchen Area

6' 3" x 9' 11"
(1.90m x 3.02m)

Bedroom One

13' 10" x 8' 9"
(4.21m x 2.66m)

En Suite Shower

7' 6" x 3' 10"
(2.28m x 1.17m)

Bedroom Two

13' 5" x 6' 9"
(4.09m x 2.06m)

Bathroom

6' 7" x 6' 3"
(2.01m x 1.90m)

Balcony

4' 10" x 25' 1"
(1.47m x 7.64m)

Outside

Covered
Allocated
Parking



Additional Information

Length Of Lease:
125 Years from
December 2005

Service Charge:
£300.00 PCM

Ground Rent:
£16 PCM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(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	