



Harlow's only family run independent estate agent



**Churchgate Street, Old Harlow, CM17 0JS**

**£1,100.00 PCM**

.."Spacious Ground Floor Flat in Churchgate Street"..

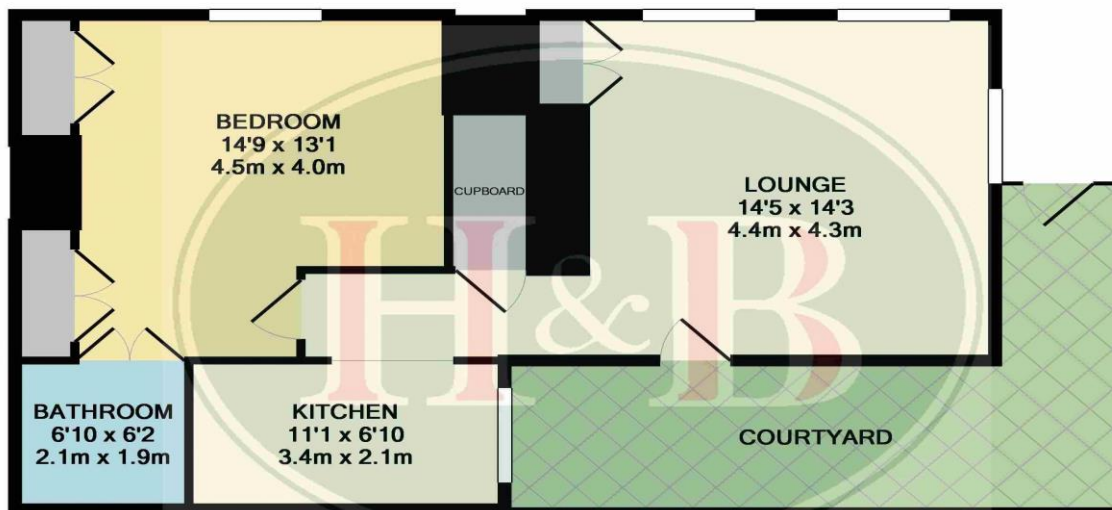
**One Bedroom • Modern Decor • Ground Floor • Available Mid August • Council Tax Band B: £1,596.63 • EPC Rating : D**



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

Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

# Churchgate Street Old Harlow, CM17 0JS



16448  
 TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.1 SQ.M.)  
 Made with Metropix ©2017

## THE PROPERTY

A ground floor apartment located in Churchgate Street near Old Harlow. Wonderful light modern feel inside, modern classic kitchen with appliances. spacious living room, Master bedroom with fitted wardrobes, and en suite bathroom. Wonderful local community with a junior school, 17th Century Pub, village stores and attractive countryside close to hand. Must view to avoid missing out.

### Ground floor

Courtyard  
 Entrance

Living Room Diner

Kitchen

Bedroom

Bathroom

### First floor

### Outside

Street Parking

Yard

Energy performance certificate (EPC)																																		
14 Meadham Churchgate Street Harlow CM17 0JS	Energy rating <b>D</b>	Valid until: 2 August 2033 Certificate number: 3408-6577-6122-8609-5873																																
Property type	Ground-floor flat																																	
Total floor area	56 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																		
<b>Energy rating and score</b>																																		
This property's current energy rating is D. It has the potential to be C.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-65</td> <td>D</td> <td>67 D</td> <td>77 C</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-65	D	67 D	77 C	39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales:                      the average energy rating is D                      the average energy score is 60</p>	
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