



Terlings Avenue, Harlow, CM20 2FP  
£297,500

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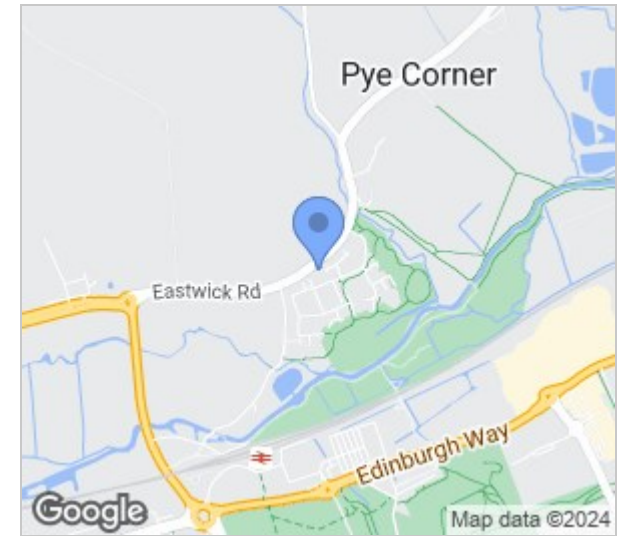


# Terlings Avenue, Harlow, CM20 2FP

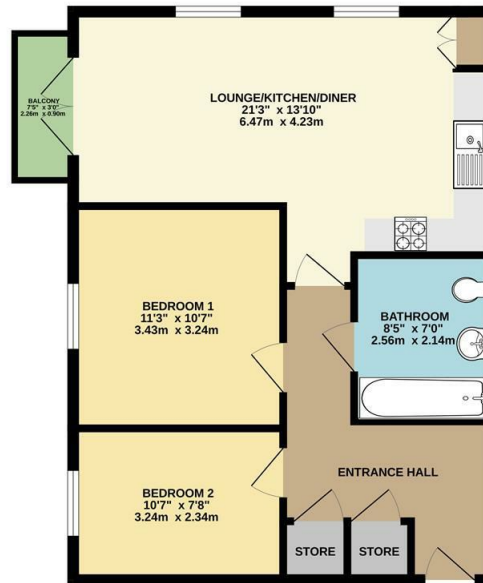
A stunning second floor two double bedroom apartment benefitting from an allocated parking space located only a short walk to Harlow Town Train Station. Internally the apartment offers an open plan kitchen/lounge/dining area with fully integrated appliances leading out to the private balcony. As well as two double bedrooms, a large bathroom with shower and bath as well as a spacious entrance hall with multiple storage cupboards.

Externally there is private communal gardens available for us, as well as an allocated parking space and multiple visitor bays. Terlings Avenue is located in the popular Terlings Park development with lots of green space and parks. Harlow Town Train Station is only a short walk with direct links to both London and Cambridge. Reyland Johnson have not seen sight of the lease however we have been made aware by the seller that there are 116 years left on the lease, the Ground Rent is £150 a year and service charge is £1500 a year.

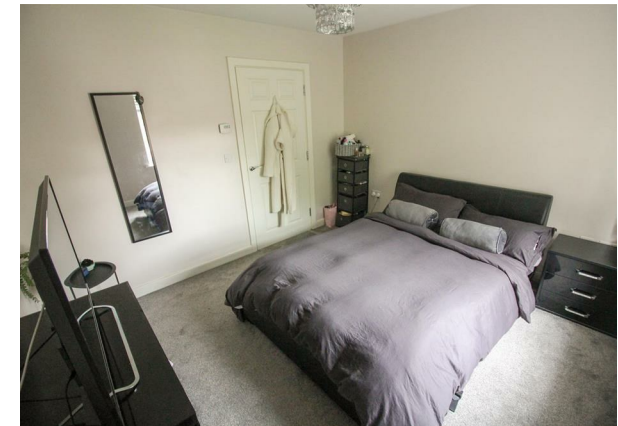
There is also an opportunity to purchase a 65% share of this property for £193,375, or 100% for £297,500. Please speak with Reyland Johnson for more details.



GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, internal and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.  
Made with Metropex 02/24



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (81-91) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            | 83                      | 83        | (69-80) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (55-68) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (39-54) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-38) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (1-20) <b>F</b>   |                         |           |
| (1-20) <b>G</b>                             |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| Not energy efficient - higher running costs |                         |           |   |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

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.

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