



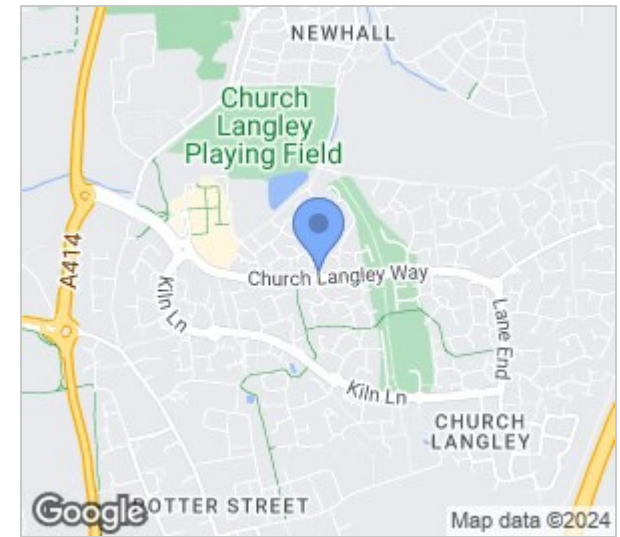
Aynsley Gardens, Harlow, CM17 9PE
Guide Price £200,000

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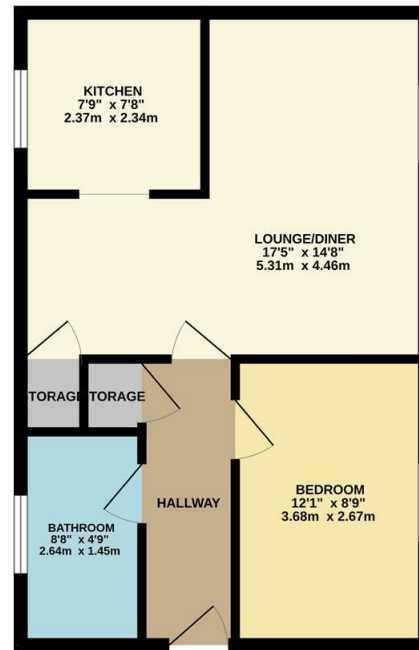
Aynsley Gardens, Harlow, CM17 9PE

GUIDE PRICE: £200,000 - £210,000. This well presented one double bedroom ground floor apartment includes allocated parking and is located in a quiet cul-de-sac in the popular Church Langley development. The property comprises an entrance hallway leading to a lounge/diner, modern kitchen with a range of fitted wall and base units, a double bedroom with fitted wardrobes and a modern shower room. Outside there is a communal garden and allocated parking. Aynsley Gardens is found just off Chamberlain Close, within walking distance of Tesco, open fields and transport links.

Lease Remaining: 975 years. Service Charge: £192 per month. Ground Rent: £50 per year.



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 457 sq.ft. (42.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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