



Fieldfare Way, Harlow, CM17 0GJ
Guide Price £265,000

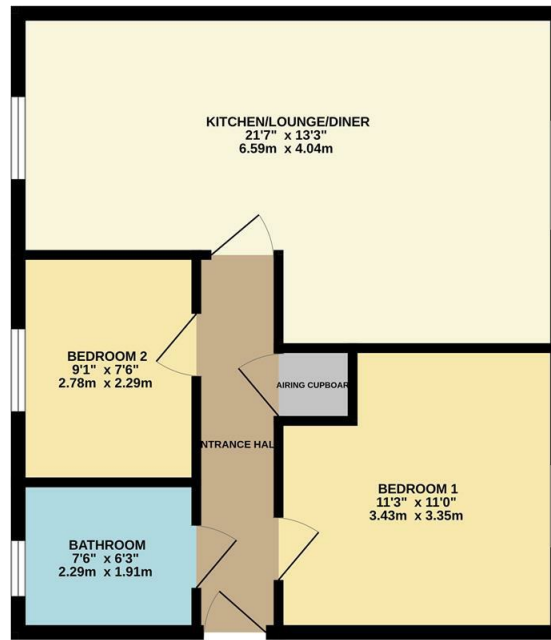
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GUIDE PRICE: £265,000 - £275,000. An immaculate two bedroom top floor apartment in a popular development. Built in 2020, this modern apartment has an entrance hall, two bedrooms, a bathroom with a three-piece suite and large open plan reception room, which has space for living and dining, and a fully fitted kitchen with fitted wall and base units and integrated appliances. There are also two allocated parking spaces to the rear and a secure door entry system. Lease details: term 995 year remaining. Service charge & combined ground rent: £1,500 P.A.



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 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	82	82
(69-80) C		
(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	

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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