

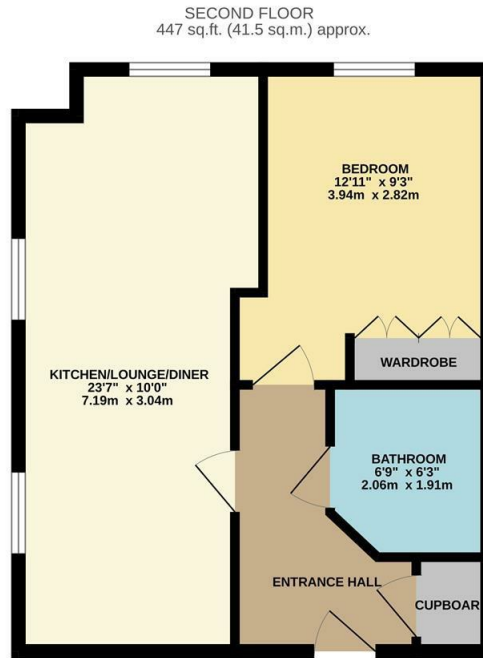


Dunnock Road, Old Harlow, CM17 0GH
£220,000

1 1 1 B

Dunnock Road, Old Harlow, CM17 0GH

Offered with no onward chain is this immaculate one double bedroom top floor apartment in the desirable Gilden Park development in Old Harlow. The property includes a spacious entrance hallway leading to an open plan kitchen/lounge/diner with a range of fitted wall and base units with integrated appliances, a double bedroom with fitted wardrobes and a stunning bathroom with a white three piece suite. Other benefits include a secure door entry system, loft access and allocated parking. Dunnock Road is located overlooking a playground and multi purpose court, within easy access of local shops, open fields and new M11 junction 7A. Harlow Mill Train Station is within walking distance and Stansted Airport is within 20 minute drive. Lease Remaining: 994 years. Service Charge: £800 per annum. Ground Rent: £175 per annum. Please note there may be an estate charge for this property.



DR/REYLANDJOHNSON
TOTAL FLOOR AREA: 447 sq.ft. (41.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Miroplan 02/24



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk