



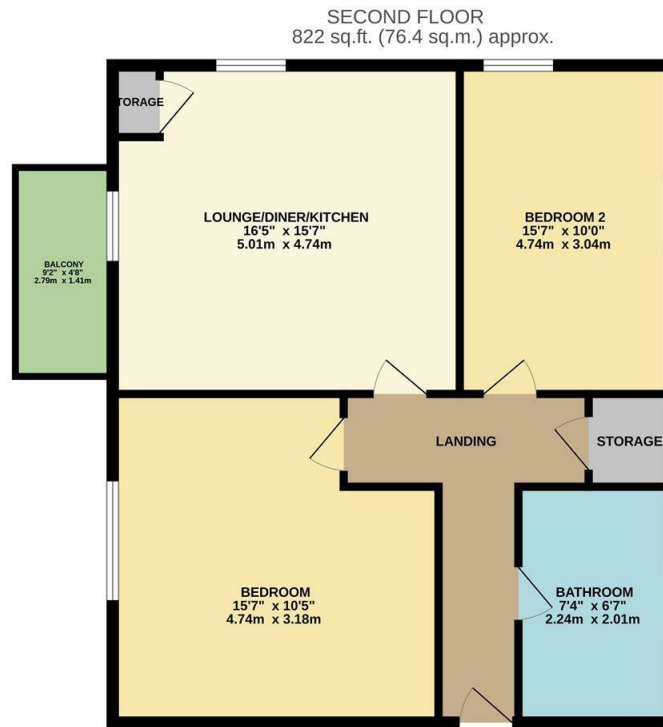
Plover Crescent, Old Harlow, CM17 0SH  
£280,000

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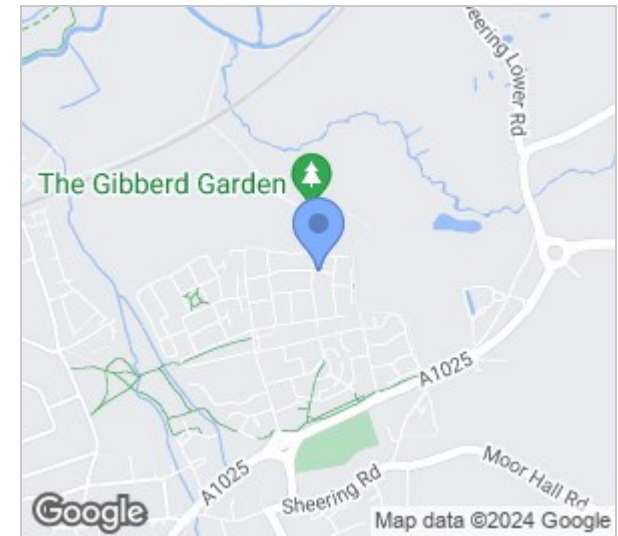


# Plover Crescent, Old Harlow, CM17 0SH

This immaculate two double bedroom top floor apartment is located in the highly sought after development of Gilden Park and was only built in 2020. The property includes an entrance hallway leading to an open plan lounge/kitchen/diner with a range of fitted wall and base units with integrated appliances, a balcony, two double bedrooms and a stunning bathroom with a white three piece suite. Other benefits include allocated parking, a long lease and a secure door entry system. Plover Crescent is located just off Woodlark Road, within easy access of local shops, open fields, play areas, schools and new M11 junction 7A. Lease Remaining: 996 years. Service Charge & Ground Rent: £1400 per annum. Please note there may be an estate charge for this property.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.  
While 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	83
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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