



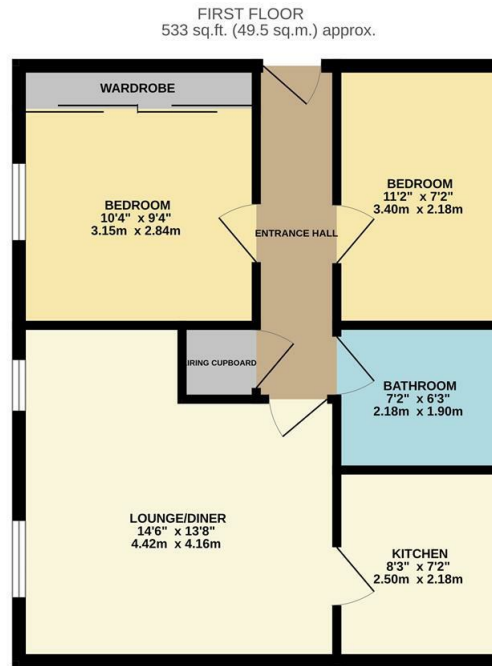
Victoria Gate, Harlow, CM17 9TA
£230,000

2 1 1 C

A set of white icons on a dark blue background. From left to right: a bed icon with the number '2', a bathtub icon with the number '1', a sofa icon with the number '1', and a lightbulb icon with the letter 'C'.

Victoria Gate, Harlow, CM17 9TA

Offered with no onward chain is this immaculate two bedroom apartment with allocated parking, located in the popular location of Victoria Gate, Church Langley. Found on the first floor, the property includes an entrance hallway leading to a large lounge/diner, modern fitted kitchen with a range of wall and base units, two bedrooms with fitted wardrobes to the master and a well presented bathroom with a white three piece suite. Other benefits include secure door entry system, recently fitted double glazing and a recently fitted combi boiler. Victoria Gate is located just off Hadley Grange, just a stones throw from local shops, open fields, schools, transport links and a short drive to the M11 junction. Lease Remaining: 96 years. Service Charge: £115 per month. Ground Rent: £200 per annum.



VGIREYLANDJOHNSON
TOTAL FLOOR AREA: 533 sq.ft. (49.5 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 misstatement. 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 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (82 plus) A | | |
| (61-81) B | | |
| (49-60) C | | |
| (35-48) D | | |
| (29-34) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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