

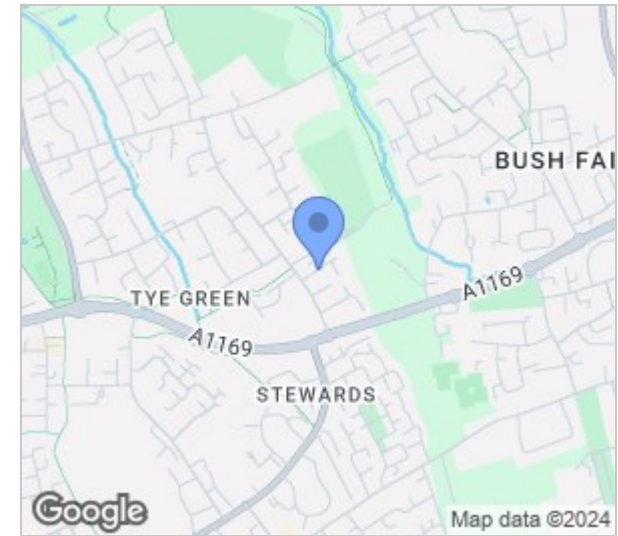


Five Acres, Harlow, CM18 6XA
£155,000

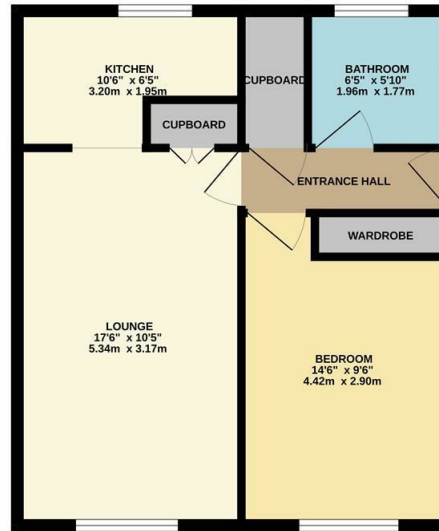
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Five Acres, Harlow, CM18 6XA

A one bedroom first floor flat offered for sale with no onward chain. The property comprises an entrance hall leading to a lounge/diner which is open-plan to a kitchen with a range of fitted units and breakfast bar area, double bedroom with a built in wardrobe and a bathroom with a white three piece-suite. Outside the property offers a communal garden. Five Acres is a popular location just off of Southern Way between Bush Fair and Staple Tye offering a range of local shops and schools nearby. Chain Free. Lease: 84 Years Remaining, Service Charge: £60.00 per month approximately.



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



174
TOTAL FLOOR AREA: 476 sq.ft. (44.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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