



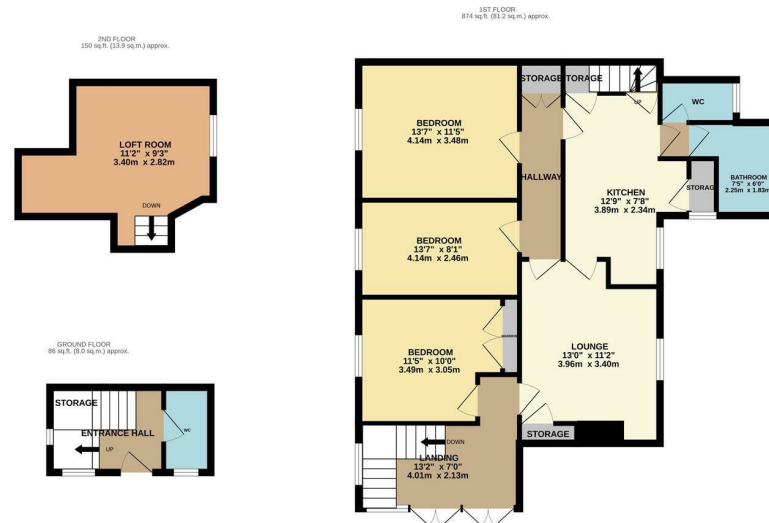
Old Road, Harlow, CM17 0HQ
Guide Price £325,000

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Old Road, Harlow, CM17 0HQ

GUIDE PRICE: £325,000 - £350,000. A rare chance to purchase this three bedroom, split level apartment, located within a Victorian Millhouse conversion. The property has direct access from the street and has an entrance lobby with ground floor W.C and stairs rising to the first floor. There is a feature galleried landing, lounge, kitchen with a range of fitted wall and base level units, bathroom with a separate W.C and three double bedrooms. There is also an additional staircase which leads up to a useful loft room and gives access to a vast loft space which can be used for storage. Other benefits include communal gardens, easy access to the river and walking distance to Harlow Mill Train Station. Millhouse is located on Old Road, Old Harlow and offers local Restaurants, shops and schooling.

Lease: 125 Years Remaining, Service Charge £885.00 Per Annum & Ground Rent: £10.00 Per Annum.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(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		
(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	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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