



Bird Cherry Lane, Old Harlow, CM17 0FR
Guide Price £220,000

1 1 1 B

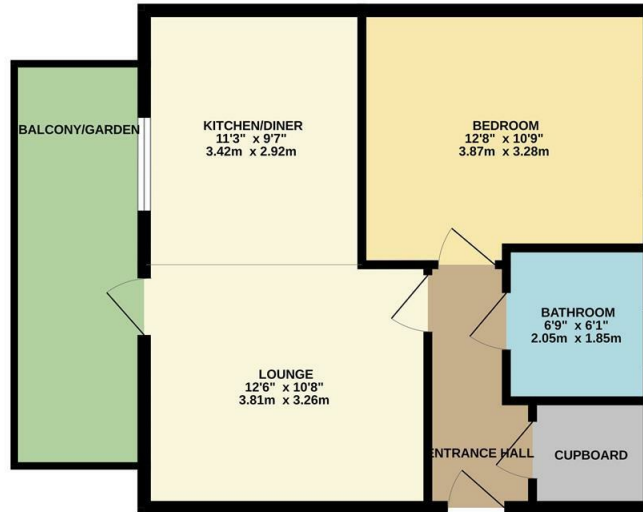
Bird Cherry Lane, Old Harlow, CM17 0FR

Guide Price £220,000 to £230,000.

Located in the desirable new development of Gilden Park is this well presented one double bedroom ground floor apartment, with its own garden/balcony and access to a bike shed to the rear. Inside there is an entrance hallway leading to a large, open plan lounge and kitchen/diner with a range of fitted wall and base units, plus access to the balcony/garden area, a double bedroom and a stunning bathroom with a white three piece suite. Other benefits include a secure door entry system and allocated parking. Bird Cherry Lane is located within easy access of local shops, schools, open fields and the new M11 junction 7A. Harlow Mill Train Station is within walking distance and Stansted Airport is within 20 minute drive. Lastly, there is a local shop that will be opening up on the Gilden Park Estate soon. Lease Remaining: 994 years. Service Charge: £1083 per annum. Ground Rent: £200 per annum. Estate Charge: £202.50.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



REVLAND/JOHNSONBCL
TOTAL FLOOR AREA: 488 sq.ft. (45.3 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler ©2024



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (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