



Brummel Place, Old Harlow, CM17 0DF  
£285,000

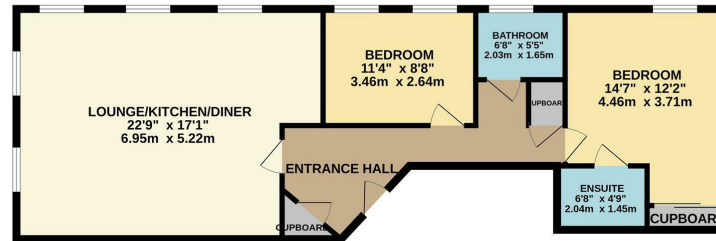
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# Brummel Place, Old Harlow, CM17 0DF

Offered for sale with no onward chain is this two bedroom top floor apartment with allocated parking and secure door entry system. The property comprises an entrance hall leading to a large open-plan living space offering lounge/dining areas and kitchen with a range of fitted wall & base level units, main bedroom with en-suite shower room, further bedroom and a bathroom with a three piece-suite. Outside offers allocated parking to the rear of the property. Brummel Place was built in the mid 2000's and is centrally located just a short walk to the High Street of Old Harlow which offers a range of local shops, restaurants and schools nearby. Harlow Mill Train Station is about 1 mile away with direct links to London Liverpool Street station. Chain Free. Lease: 107 Years Remaining, Service Charge: £1350.00 per annum approximately, Ground Rent: £300.00 per annum approximately.



GROUND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.



REYLAND:JOHNSON|BP  
TOTAL FLOOR AREA: 824 sq.ft. (76.5 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 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 is given as to their operability or efficiency on the given date.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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