



St. Marys Lane, Harlow, CM20 2GU  
£270,000

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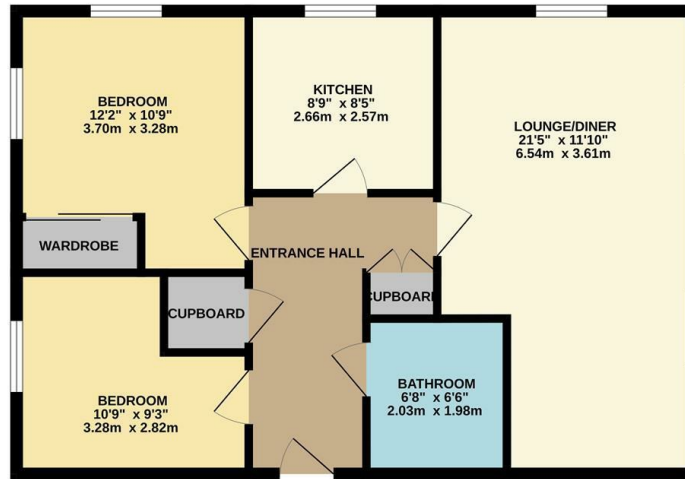


# St. Marys Lane, Harlow, CM20 2GU

Located just a short walk to Harlow Town train station is this two bedroom ground floor apartment with allocated parking for two vehicles. The property comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base level units and some integrated appliances, two bedrooms and a bathroom with a white three piece-suite. Other benefits include a secure door entry phone system and no onward chain. St Marys Lane was built circa 2018 and is conveniently located with Harlow Town centre, Princess Alexandra hospital and Harlow Town train station all located nearby. Chain Free. Lease: 119 years remaining, Service Charge/Ground Rent £1000.00 every 6 months approximately.



GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



REYLANDJOHNSON/SML  
TOTAL FLOOR AREA - 672 sq.ft. (62.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency rate to be given.  
Made with Metropix i2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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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