



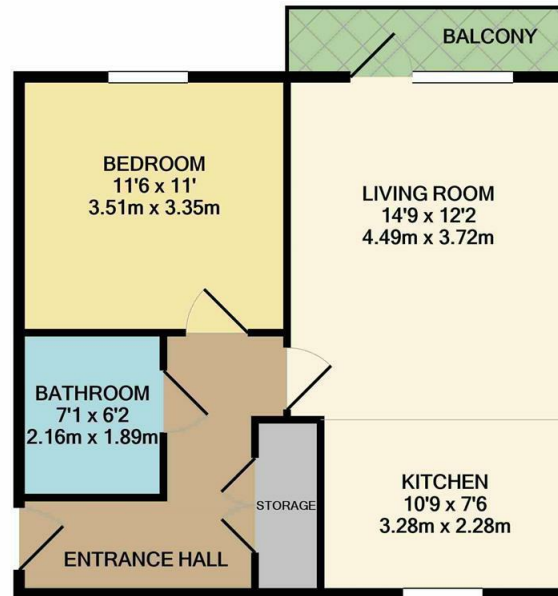
Myrtle Close, Old Harlow, CM17 0GB
£220,000

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Myrtle Close, Old Harlow, CM17 0GB

This immaculately presented one double bedroom ground floor apartment is located on the desirable Gilden Park development in Old Harlow. Benefiting from having allocated parking, a balcony and communal bike shed, this modern apartment offers good sized accommodation throughout, with an entrance hallway leading to an open plan lounge and kitchen/diner with a range of fitted wall and base units, a double bedroom and modern bathroom with a white three piece suite. Myrtle Close is located just off Plumtree Drive, within easy access of local shops, open fields and the new M11 junction 7A. Harlow Mill Train Station is within walking distance and Stansted Airport is within 20 minute drive.

Lease Remaining: 120 years. Service Charge: £70 per month. Ground Rent: £100 per year.



REYLANDJOHNSON/FP
 TOTAL APPROX. FLOOR AREA 527 SQ.FT. (48.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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		83	83
(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.

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