



Little Cattins, Harlow, CM19 5RL  
£185,000

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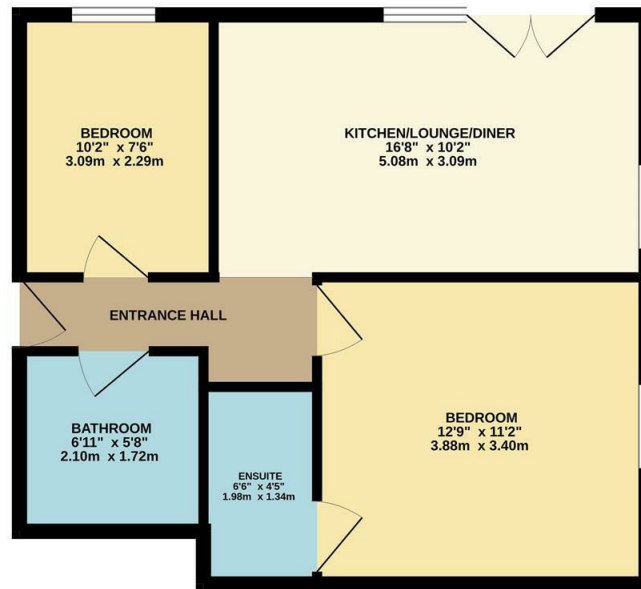
# Little Cattins, Harlow, CM19 5RL

Offered with NO CHAIN is this well presented two bedroom top floor apartment in the popular turning of Little Cattins, Harlow. As you enter, there is an entrance hallway leading to a modern kitchen/lounge/diner with fitted wall and base units and a Juliette balcony, two bedrooms with an en-suite to the master and a bathroom with a white three piece suite. Other benefits include a secure door entry system and outside storage space. Little Cattins is located in the Summers development on the outskirts of Harlow, with local schools, shops and open fields close by.

Lease Remaining: 84 years. Service Charge: £106.61 per month. Ground Rent: £10 per year.



SECOND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



LC/REYLANDJOHNSON  
TOTAL FLOOR AREA: 518 sq.ft. (48.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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			
(69-80) C			
(55-68) D		74	74
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk