



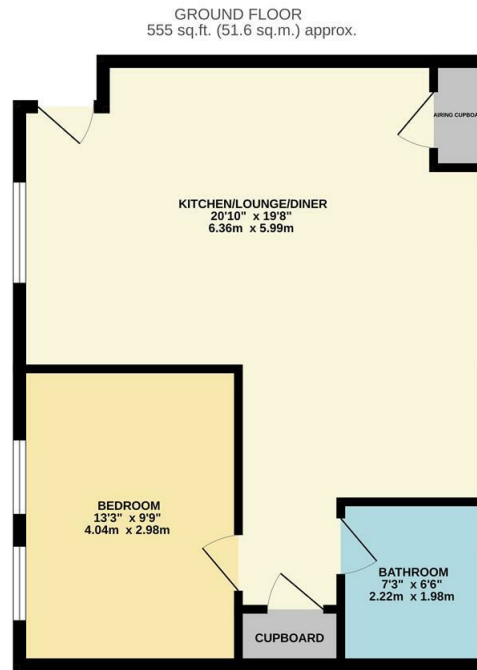
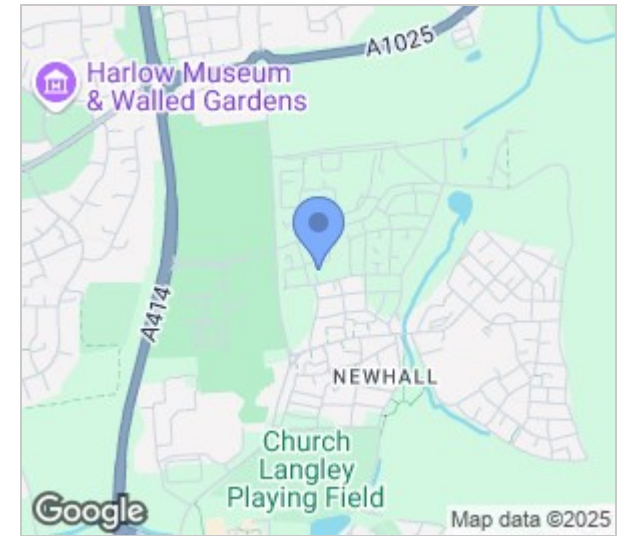
Dewsleys Lane,, Harlow, CM17 9TL  
£240,000

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# Dewsleys Lane,, Harlow, CM17 9TL

Located in the highly desirable area of Newhall is this well presented one double bedroom ground floor apartment with allocated parking. As you enter there is a large open plan lounge/kitchen/diner with a range of fitted wall and base units plus integrated appliances, a double bedroom and a modern bathroom with a white three piece suite. There is also allocated parking and a secure door entry system. Dewsley Lane is located just off Barnfield Way, within a stones throw of coffee shops, local shops and the new David Lloyd being built, plus Harlow Mill Train Station is within walking distance.

Lease Remaining: 246 years. Service Charge: £1400 per annum. Ground Rent £10 per annum. Newhall Charge: £98 per quarter.



DUREYLAND-JOHNSON  
TOTAL FLOOR AREA: 555 sq.ft. (51.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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, fixtures 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>	82	82	(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		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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