

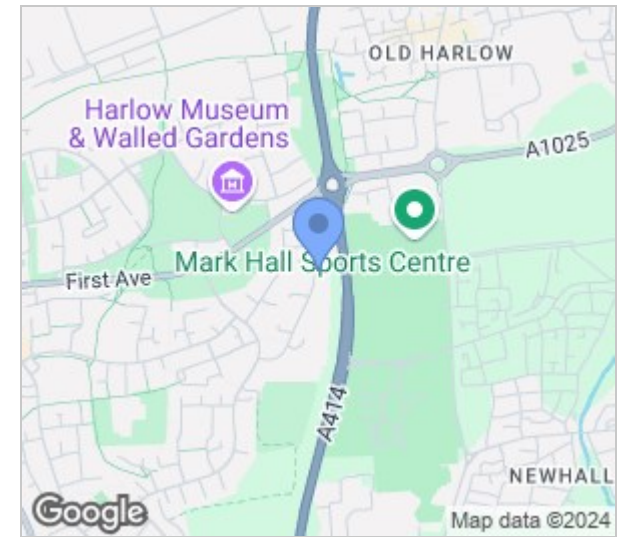


Felmongers, Harlow, CM20 3DN  
£230,000

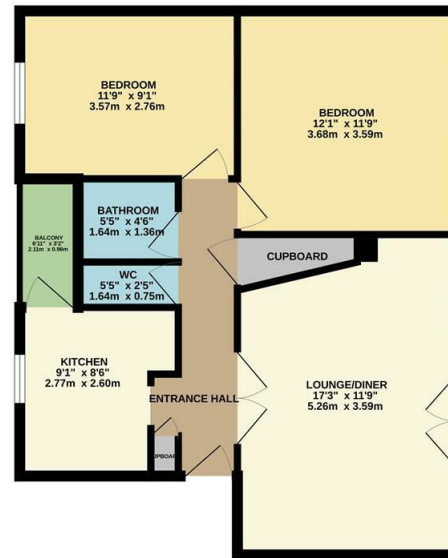
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# Felmongers, Harlow, CM20 3DN

Offered for sale with no onward chain is this recently refurbished two bedroom first floor apartment. The property comprises an entrance hall leading to a modern fitted kitchen with a range of wall & base level units with work-surface areas, lounge/diner, two double bedrooms and a modern bathroom with a white suite and a separate WC. Other benefits include a balcony and door entry system. Felmongers is a popular location with local shops and schools nearby. Lease: 85 Years Remaining, Service Charge: £1500pa Approx, Ground Rent: £10.00 per annum. Chain Free.



GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



REYLANDJOHNSONEM  
TOTAL FLOOR AREA: 615 sq.ft. (57.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, please note that measurements of rooms, sections, corners 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. Made with Metropix 2024



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	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	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.