



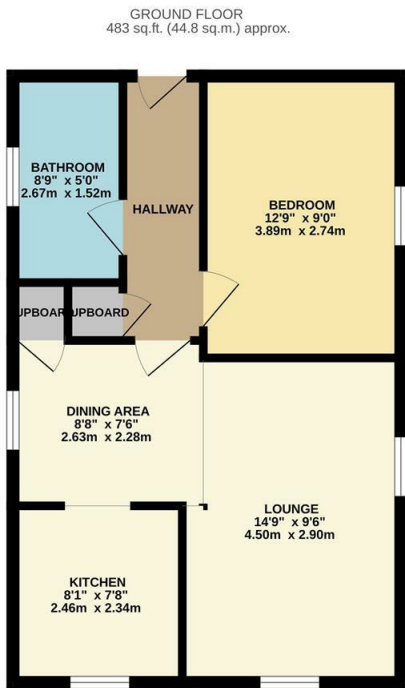
Aynsley Gardens, Harlow, CM17 9PE
Guide Price £200,000



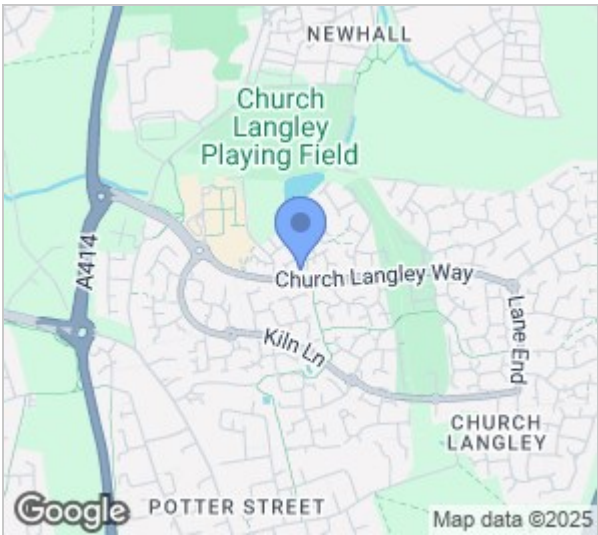
Aynsley Gardens, Harlow, CM17 9PE

** Guide Price £200,000 - £210,000**

Offered with no onward chain and located in a quiet cul-de-sac in the highly popular Church Langley development is this immaculate one double bedroom, ground floor apartment with allocated parking and a communal garden. As you enter, there is a hallway leading to a bright, open plan lounge and dining area, plus a kitchen with a range of fitted wall and base units, a double bedroom and a modern family bathroom with a white three piece suite. Outside there is a communal garden, shared by only a couple of neighbours and allocated parking. Aynsley Gardens is located just off Chamberlain Close, within walking distance of excellent local schools, shops and open fields, with the M11 close by too. Please note this property is owned by an employee of Reyland Johnson. Lease Remaining: 966 years. Service Charge: £2647 per year. Ground Rent: £50 per year.



AGREYLANDJOHNSON
TOTAL FLOOR AREA: 483 sq.ft. (44.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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