



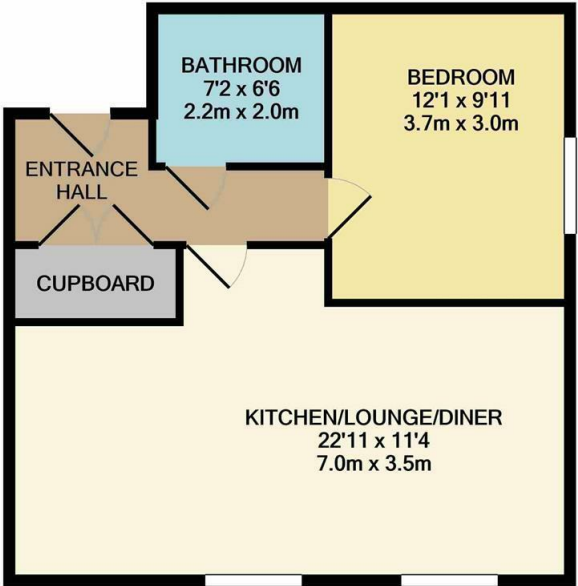
Dealings Road, Harlow, CM17 9TU  
£245,000



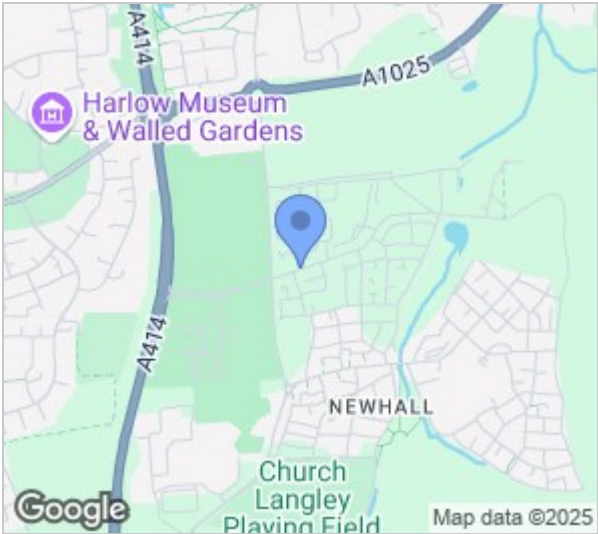


# Dealings Road, Harlow, CM17 9TU

This one double bedroom ground floor apartment is ideally located on the highly desirable "Base" development in Newhall and is offered with NO ONWARD CHAIN. The property includes an entrance hallway leading to an open plan lounge/kitchen/diner with a range of fitted wall and base units and integrated appliances, a double bedroom and a stunning luxury bathroom with a white three piece suite. To the rear is allocated parking with and there is also a secure door entry system. Dealings Road is found within walking distance of local shops, coffee shops, open fields and Old Harlow with Harlow Mill Train Station. Lease Remaining: 244 years. Service Charge: £1076.19 per year, Ground Rent: £168.42 per year. Newhall Charge: £90 per quarter.



BW/REYLANDJOHNSON  
TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.4 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	82	82
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	87	87
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.