



**Ackroyd House, Harlow, CM20 2UH**  
**£240,000**



# Ackroyd House, Harlow, CM20 2UH

**\*\*CHAIN FREE\*\*** An immaculately presented one bedroom 6th floor apartment within very close proximity from Harlow Town train station and walking distance to the hospital, town centre and the beautiful town park, offering a serene escape for leisurely strolls and outdoor activities. The property is accessed via a communal hallway (stairwells and lifts are available), the accommodation comprises of a large, open plan Lounge/Kitchen/Diner creating a spacious and inviting atmosphere, the kitchen has a range of wall and base units and some integral appliances and a bathroom with a modern white three piece-suite. Further benefits include having own balcony. Lease details: 996 years remaining. Service Charge: £1100 per annum approximately.

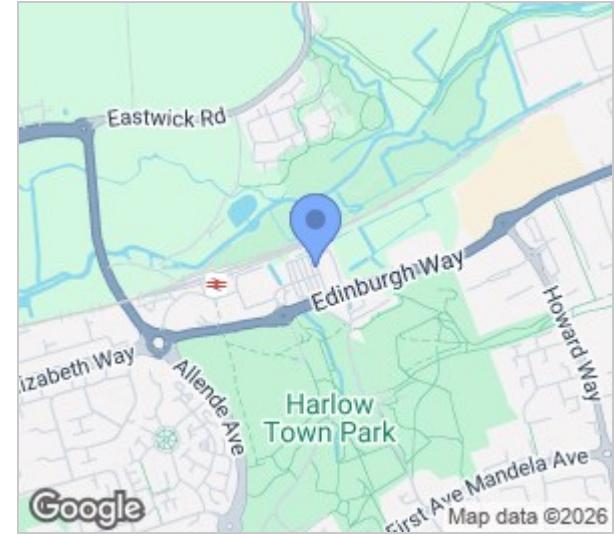
The service charge for Ackroyd House covers maintenance of the lift and CCTV throughout the block, cleaning of all communal areas, maintenance of communal gardens, cleaning of all windows (including the windows for the apartments) among other services. Chain Free.



GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



REYLAND JOHNSONIAH  
TOTAL FLOOR AREA: 529 sq ft. (49.1 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The service charge for the property has not been calculated 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 (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B	85	85	(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 <sub>2</sub> 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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