



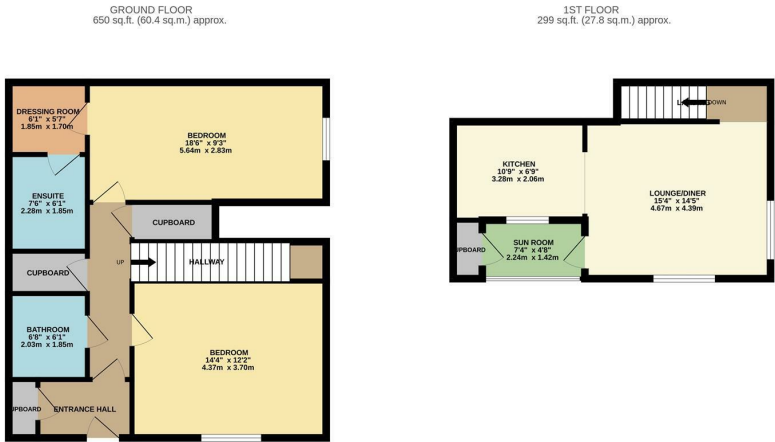
Simplicity Lane, Harlow, CM17 9JZ
£350,000



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**** (Share Of Freehold) ****

Offered for sale with no onward chain is this well presented two double bedroom duplex apartment. The ground floor comprises a master bedroom with dressing room and en-suite shower room, further double bedroom, walk in storage cupboard and a family bathroom with a modern white three piece-suite. The first floor offers a good size lounge/diner with access to the kitchen with a range of fitted wall & base level units with work-surface areas and sunroom to the front. Outside there is allocated parking and a storage cupboard. Simplicity Lane is located within the popular Newhall development which offers local shops, restaurants, school and playing fields nearby. Lease: 999 years from 2003, Newhall Estate Charge: £105.00 per quarter approximately. Chain Free.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(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		

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