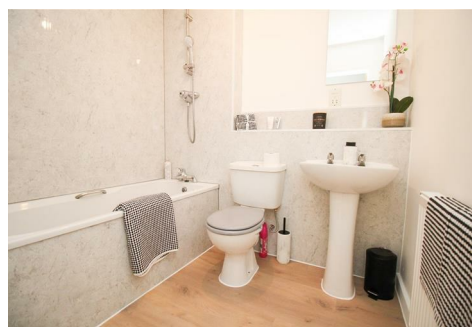




Simplicity Lane, Harlow, CM17 9JZ
£1,500 Per Month

- Two Bedrooms
- En-Suite & Dressing Room
- Well Presented
- Duplex Apartment
- Allocated Parking
- Popular Location
- Unfurnished
- Sunroom
- Available NOW

T. 01279 216216 E. info@rjestateagents.co.uk

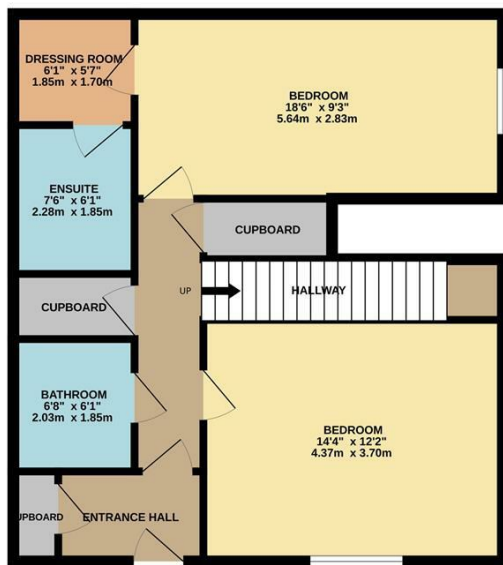
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Simplicity Lane, Harlow, CM17 9JZ

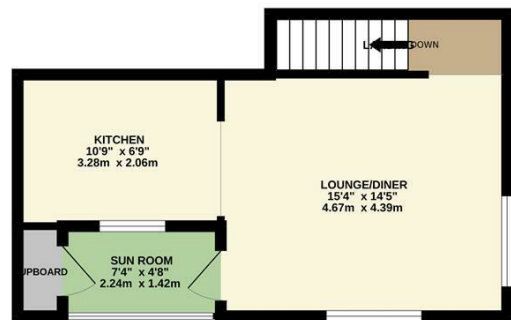
£1,500 Per Month

AVAILABLE NOW on an UNFURNISHED BASIS 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.

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



REYLANDJOHNSON/SL

TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.