

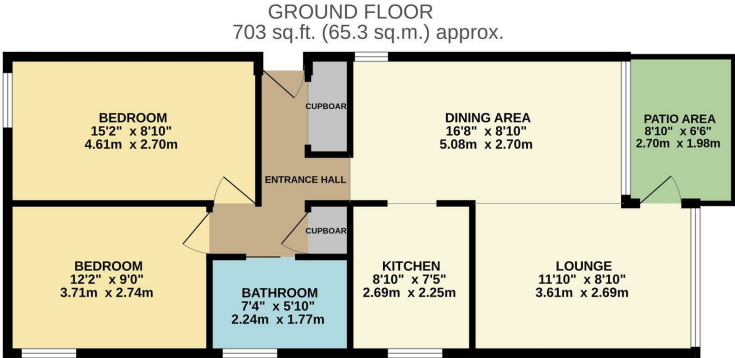


Spinning Wheel Mead, Harlow, CM18 7AQ
£190,000

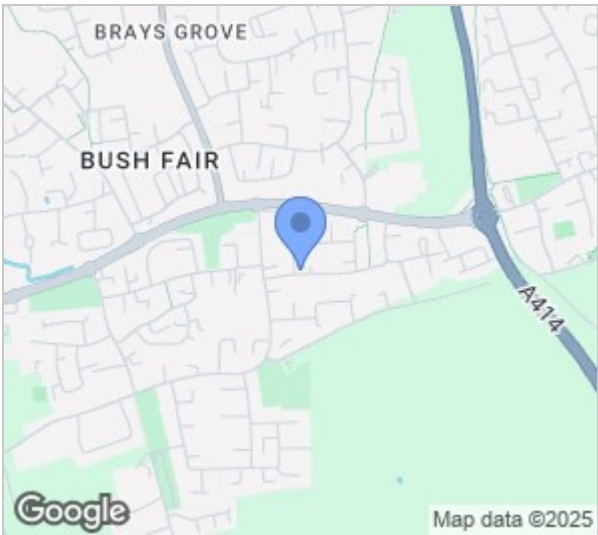


Spinning Wheel Mead, Harlow, CM18 7AQ

Offered with NO CHAIN is this ground floor, two double bedroom flat with a lovely patio/balcony area and a large lounge/diner. As you enter there is a hallway which opens onto the bright lounge and dining area, a kitchen with a range of fitted wall and base units, two double bedrooms and a bathroom with a white three piece suite. Spinning Wheel Mead is located in the Bush Fair area of Harlow, within walking distance of excellent local schools, shops and open fields, with the M11 close by. Lease Remaining: 88 years. Service Charge: £1502 per year. Ground Rent: £10 per year.



SWM/REYLAND/JOHNSON
TOTAL FLOOR AREA: 703 sq.ft. (65.3 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 misstatement. 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		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.