



Hornbeams, Harlow, CM20 1PJ  
£170,000

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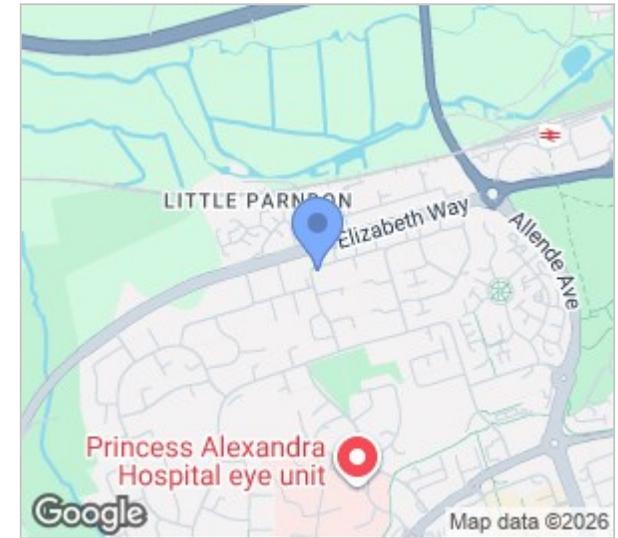
A well presented one bedroom top floor flat. The property comprises an entrance hall leading to a lounge, kitchen with a modern range of fitted wall & base level units with work-surface areas, landing, double bedroom and a bathroom with a white three piece-suite. Hornbeams is a popular area located close to Harlow Town Centre, Princess Alexandra Hospital and Harlow Town Train Station. This property is an ideal first time purchase or investment buy. Lease: 84 years remaining, Service Charge: £809.73 per annum, Ground Rent: £10.00 per annum.



GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



REPRESENTATION  
TOTAL FLOOR AREA: 379 sq.ft. (35.2 sq.m.) approx.  
\*Small areas shared have been made to ensure the accuracy of the figures contained here, measurements are taken to the internal face of the walls and partitions. They are for general guidance only and should not be used for any purpose other than that intended. The actual layout and specifications shown here are based on the plans and drawings. All dimensions and areas are for guidance only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	75
England & Wales	EU Directive 2002/91/EC	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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