



Cambridge Road, Harlow, CM20 2AD

Guide Price £280,000 - £285,000!

Geoffrey Matthew Estates are delighted to offer this rarely available, ground floor, two bedroom apartment in the highly sought after development of Riverside Court. Being offered CHAIN FREE, the property is located in a idyllic setting with patio doors opening from the lounge onto a patio right next to the river. The property benefits from allocated parking and the secure, gated, community also enjoys ample visitor parking (permits required). Being a short distance from local amenities and transport links, this apartment would suit everyone from first time buyers through to downsizers/retirees and investors.

Early viewings highly recommended!

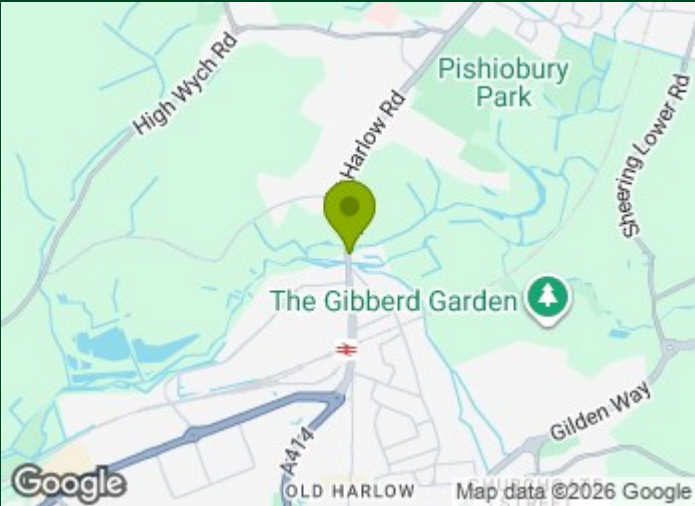
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- Riverside Apartment
- Private & Gated Community
- Two Bedrooms
- Ground Floor
- Chain Free
- Parking & Visitor Parking (Permits Required)

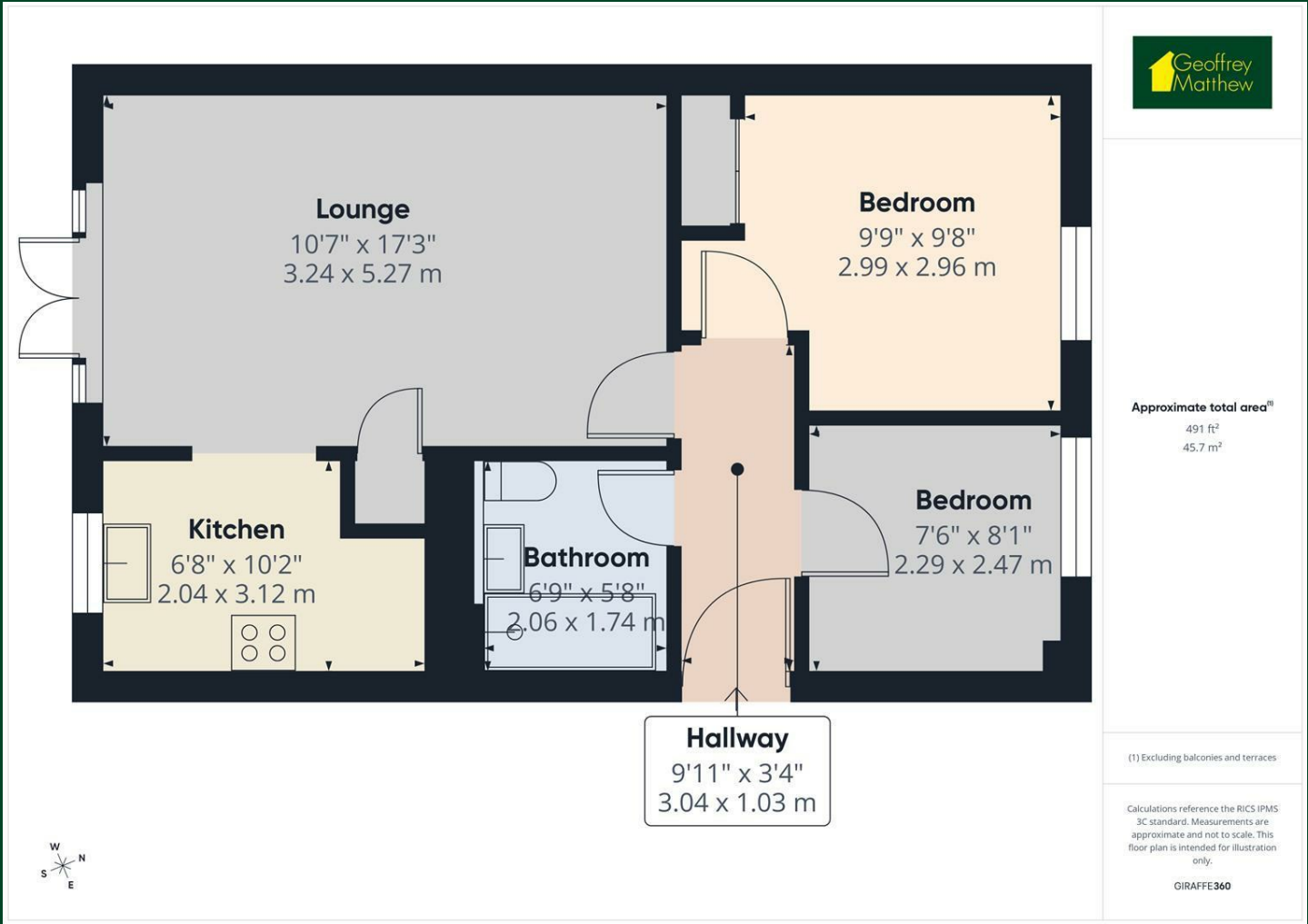
Entrance Hall	allocated parking bay, while the	achieve an income of around £1450
Lounge	development also hosts ample visitor PCM	
10'7 x 17'3 (3.23m x 5.26m)	parking (permits required)	
Kitchen	We are advised;	
6'8 x 10'2 (2.03m x 3.10m)		
Bedroom	The remaining lease term is	
9'9 x 9'8 (2.97m x 2.95m)	approximately 92 years.	
Bedroom	The Ground Rent is approx. £50 per	
7'6 x 8'1 (2.29m x 2.46m)	quarter	
Bathroom	The current service charge is approx.	
6'9 x 5'8 (2.06m x 1.73m)	£100 per month	
Agents Notes	This property would make an ideal	
The property benefits from one	investment for a rental portfolio and,	
	under current conditions, could	



Directions



Floor Plan



Council Tax Details

Harlow Band C

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.

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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	