

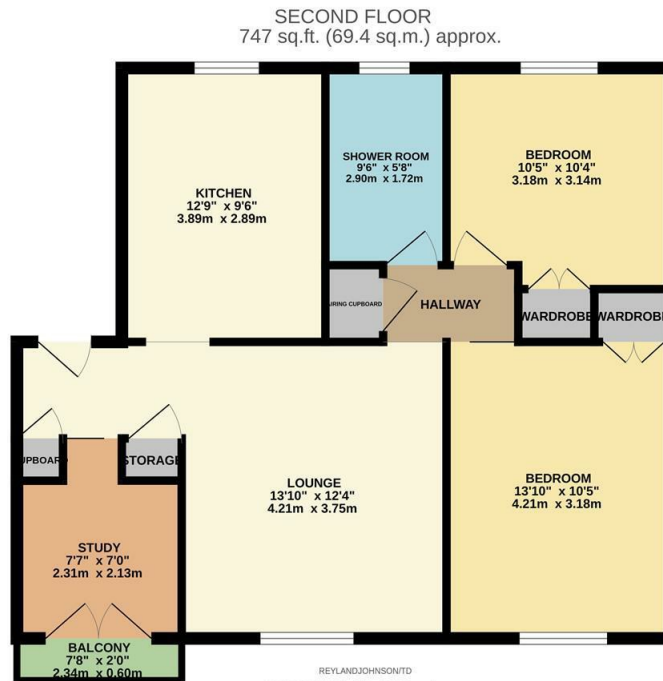


Tanys Dell, Harlow, CM20 2LJ
£210,000

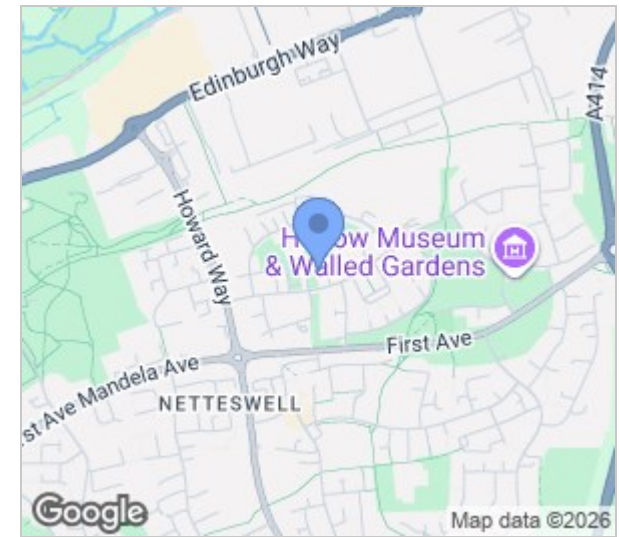
Tanys Dell, Harlow, CM20 2LJ

This large, two double bedroom top floor apartment is situated in the popular Mark Hall North area within walking distance of Harlow Mill Train Station and is offered with NO CHAIN. The property has a lounge with separate study/dining area/third bedroom, a large kitchen with a range of fitted base units, two double bedrooms with fitted wardrobes and a stunning shower room, plus a west facing balcony with views across the green. There is also a large outside storage cupboard. Tanys Dell is perfectly located within walking distance of Harlow Town Park, excellent local schools and shops.

Lease Remaining: 83 years. Service Charge: £120 per month. Ground Rent: £10 per year.



REYLANDJOHNSON/ITD
TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 | 75 | 75 |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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