



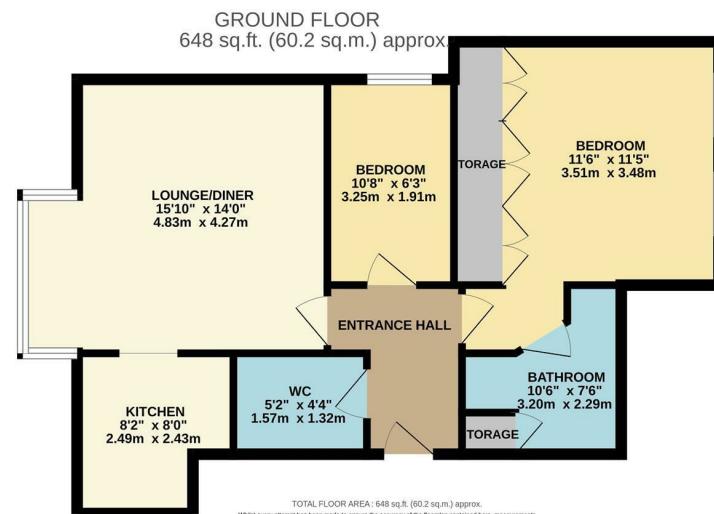
Hillsborough House, Old Harlow, CM17 0JS  
£260,000



# Hillsborough House, Old Harlow, CM17 0JS

Offered with NO CHAIN and located in the highly sought after Churchgate Street area, behind private gates is this immaculately presented two bedroom GROUND FLOOR apartment with two parking spaces. There is a beautiful communal hallway leading to the properties entrance hall, with a large lounge/diner, modern fitted kitchen with a range of fitted wall and base units, two bedrooms, with fitted wardrobes and an en-suite shower room to the master, plus a separate WC/cloakroom (could be made into another shower room). Outside there are stunning communal gardens and the parking spaces to the front behind the gates. Hillsborough House is located in the middle of Churchgate Street, with local shops, a pub, church and open fields all just a stones throw away, plus the new M11 junction 7a and Harlow Mill Train Station close by.

Lease Remaining: 90 years (share of freehold). Service Charge & Ground Rent: £3410.04 per year.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(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 <sub>2</sub> emissions		
England & Wales			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 firms employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. [info@rjestateagents.co.uk](mailto:info@rjestateagents.co.uk)

1 Acorn Mews, Harlow, Essex, CM18 6NA [www.rjestateagents.co.uk](http://www.rjestateagents.co.uk)