



**Braggowens Ley, Harlow, CM17 9FL**  
**Guide Price £280,000**

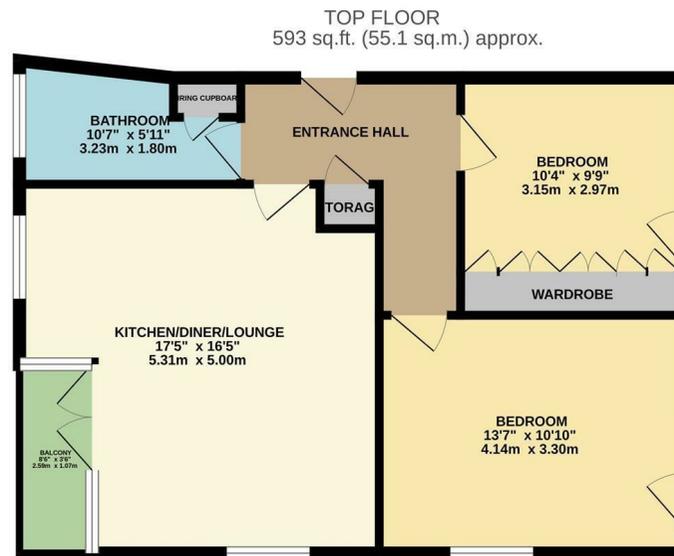
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# Braggowens Ley, Harlow, CM17 9FL

**\*\*Guide Price £280,000-£290,000\*\***

This immaculately presented top floor apartment includes a balcony and fantastic views over Church Langley playing fields, located in the desirable Newhall development. The property includes a large open plan kitchen/lounge/diner with a range of fitted wall and base units with integrated appliances and access to the balcony, two double bedrooms and a modern family bathroom with a white three piece suite. Other benefits include allocated parking, a secure telephone entry system, high ceilings throughout and fitted wardrobes. Braggowens Ley is ideally situated within walking distance of excellent local schools, shops, cafes, open fields and forest areas, with the new M11 junction and Harlow Mill Station close by.

Lease Remaining: 984 years. Service Charge: £1972 per year. Ground Rent: £400 per year. Newhall Charge: £200 per year.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, 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	78	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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