



Regency Court, Harlow, CM18 7DH
Guide Price £180,000



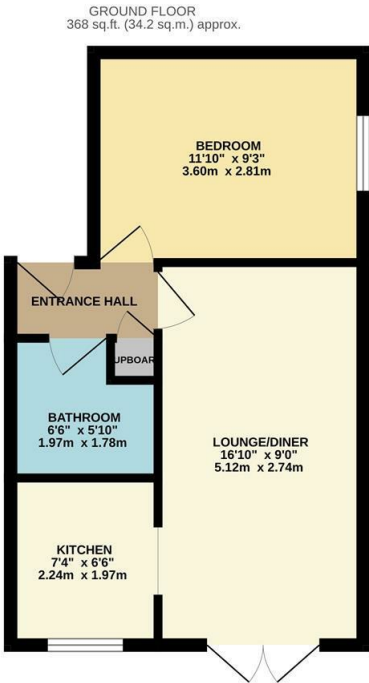
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Guide Price £180,000-£190,000

An immaculate one bedroom first floor apartment located in the sought after Regency Court development, with allocated parking situated behind gates. The apartment comprises a beautiful kitchen, spacious lounge/dining room, double bedroom with wardrobe space, bathroom, storage with a private loft space. Externally there is an allocated parking space that is situated behind private gates, with a large amount of parking available on the road for guests.

Regency Court is located a short walk to Pear Tree Mead Academy, Holy Cross Primary School and Passmores Academy. As well as being walking distance to Bush Fair with a large selection of shops, restaurants and take aways.

There are 120 years left on the lease. Service Charge - £970 a year, Ground Rent - £150 a year.



TOTAL FLOOR AREA: 368 sq.ft. (34.2 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		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.