

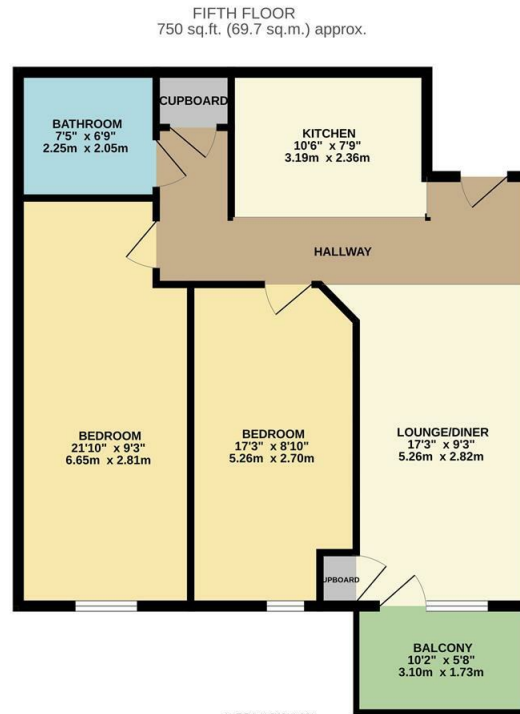
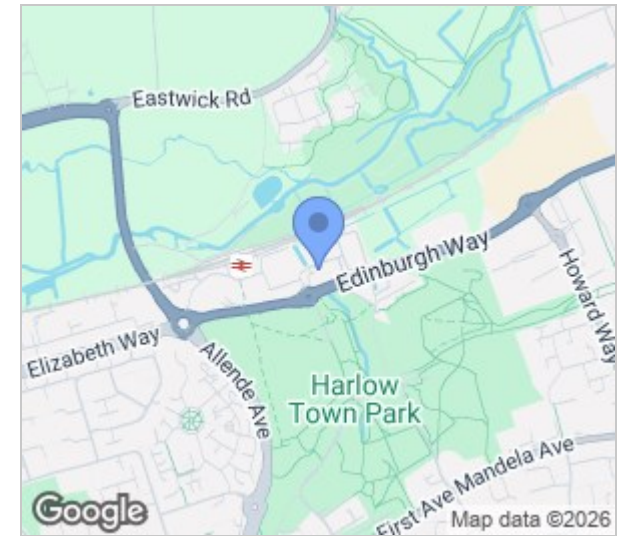


Austin House, Harlow, CM20 2UA  
£320,000

2 1 1 B

# Austin House, Harlow, CM20 2UA

Located just a stones throw from Harlow Town Train Station is this two double bedroom, fifth floor apartment, with beautiful balcony views over the communal gardens and gated allocated parking. Accessed by a bright lobby and lift access is an entrance hallway leading to an open plan lounge/diner and kitchen with a range of fitted wall and base units, two large double bedrooms, the master with fitted wardrobes, plus a beautiful bathroom with a white three piece suite. Austin House is located within walking distance of Harlow Town Park, Harlow Town Centre and Princess Alexandra Hospital. Lease Remaining: 246 years. Service Charge: £305.78 per month. Ground Rent: Zero.



AHREYLANDJOHNSON  
TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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.  
Made with Metaplex (2020)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	87
(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 <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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