



Little Cattins, Harlow, CM19 5RN
Guide Price £185,000



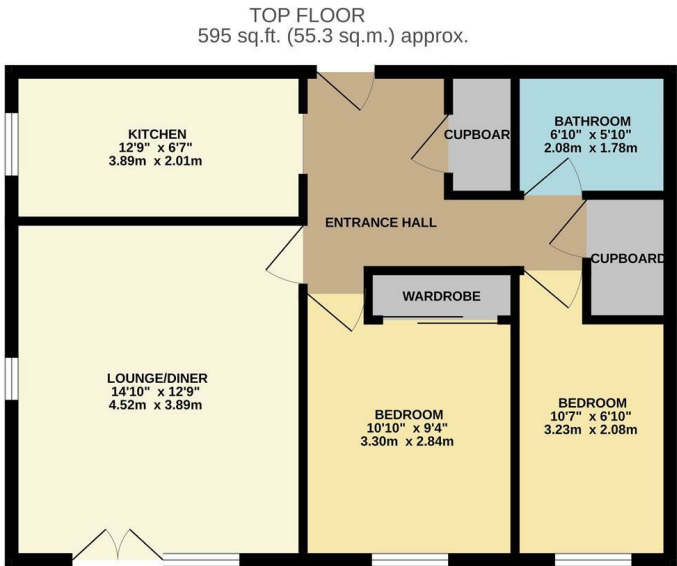
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Offered with no onward chain is this two bedroom top floor apartment in the popular area of Little Cattins, Harlow. Inside there is an entrance hallway leading to a kitchen with a range of fitted wall and base units, a large lounge with a Juliette balcony, two bedrooms and a bathroom with a white three piece suite. Other benefits include a secure door entry system, large storage cupboards and an outside storage space. Little Cattins is located in the Sumners development on the outskirts of Harlow, with local schools, shops and open fields close by.

Lease Remaining: 83 years. Service Charge & Ground Rent: £1876.30 per annum.

Please note a section 20 major works bill has been issued on this block, please speak to the office for further information.



L.CREYLANDJOHNSON
TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operation or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.