



Hillsborough House, Old Harlow, CM17 0JS
£275,000



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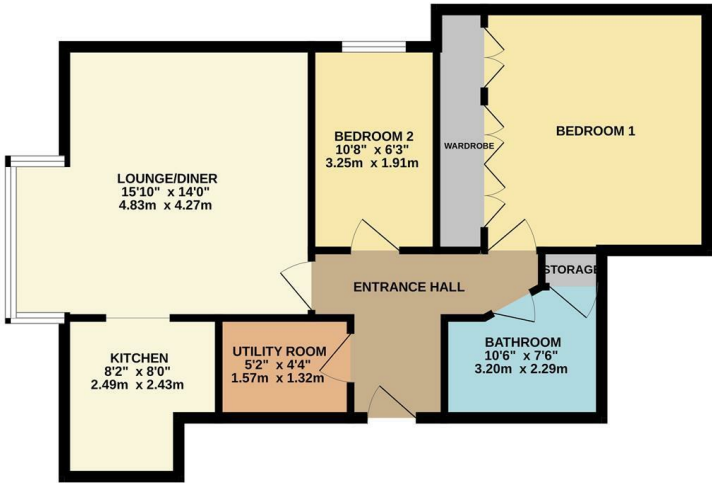
Offered with NO CHAIN, this immaculately presented two-bedroom ground floor apartment is situated behind private gates in the highly sought-after Churchgate Street area. The property benefits from a beautiful communal entrance hall leading to a welcoming private hallway. Accommodation comprises a spacious lounge/diner, a modern fitted kitchen with a range of wall and base units, a utility room, two bedrooms (with full-width fitted wardrobes to the principal bedroom), and a brand-new family bathroom. Outside, residents can enjoy stunning communal gardens and the convenience of two allocated parking spaces.

Hillsborough House is ideally located in the heart of Churchgate Street, with local shops, a pub, church, and open countryside all just a stone's throw away. The property also offers excellent transport links, with M11 Junction 7A and Harlow Mill railway station nearby, providing direct services to London and Cambridge.

Lease Remaining: 89 years (Share of Freehold)
Service Charge and Ground Rent: £3,410.04 per annum.



GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.7 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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	66	77
(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.