



Dealings Road, Harlow, CM17 9TU
Guide Price £315,000

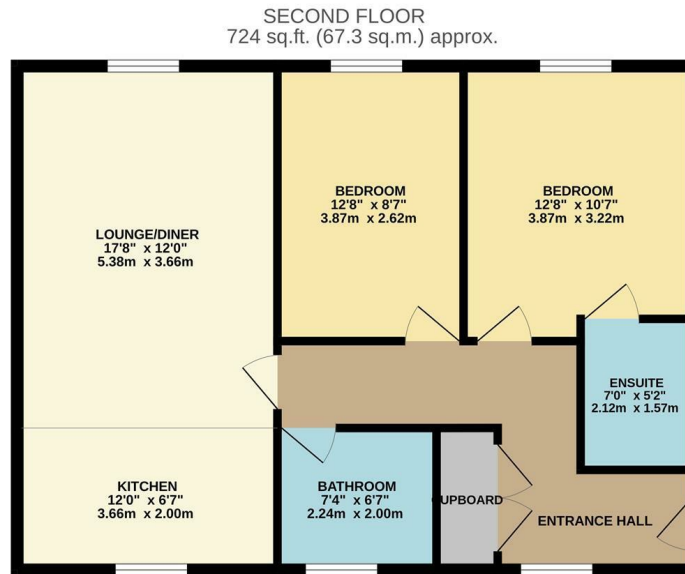
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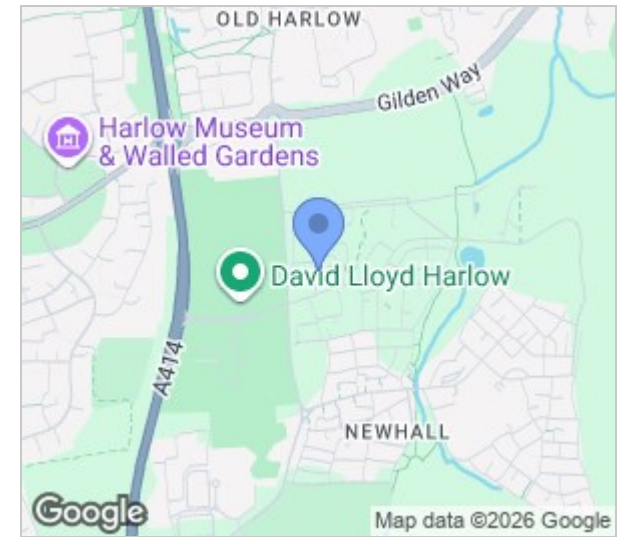
** (Guide Price £315,000 - £325,000) **

Found in the hugely popular Newhall Development and only built a year ago is this spacious two double bedroom top floor apartment with allocated parking for two cars. As you enter there is a large entrance hallway leading to an open plan lounge/kitchen/diner with a range of fitted wall and base units with integrated appliances, two double bedrooms with an en-suite to the master and a beautiful family bathroom with a white three piece suite. Dealings Road is located just off Old Oaks Lane, a stones throw from local shops, coffee shops, the David Lloyd Leisure Centre, schools and open fields.

Lease Remaining 998 years. Service Charge: £1410 per year. Ground Rent: £139 per year.



DIRREYLANDJOHNSON
TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the footprint 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	84	84
(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	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	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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