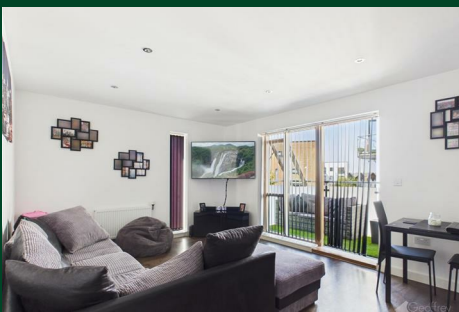




Skylark Place, Newhall, Harlow, CM17 9GU

Geoffrey Matthew Estates are pleased to offer this two bedroom, first floor, apartment in the popular residential area of Skylark Place, Newhall. Offering modern and contemporary living accommodation including open plan lounge/kitchen, two double bedrooms and private balcony. The property also benefits from allocated parking.

Ideally located for local amenities and transport links, early viewings are highly recommended!

Offers In The Region Of £260,000

Skylark Place, Newhall, Harlow, CM17 9GU



- Two Bedrooms
- First Floor
- Private Balcony
- Allocated Parking

Entrance Hall

Open Plan Lounge/Kitchen

20'5 x 19'6 (6.22m x 5.94m)

Bedroom

12'4 x 10'8 (3.76m x 3.25m)

Bedroom

10'3 x 10'10 (3.12m x 3.30m)

Bathroom

5'6 x 6'8 (1.68m x 2.03m)

Balcony

10'5 x 4'4 (3.18m x 1.32m)

Agents Note

Lease Term has approx 113 years

remaining.

Current Ground Rent & Service Charge person will apply is advised as £225.70 combined.

AML

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric

checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Additional charges (if applicable):

- £25 + VAT per giftor



Directions



Floor Plan



Council Tax Details

Harlow Band C

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.

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	