



Old Oak Way, Harlow, CM17 0GD  
£230,000

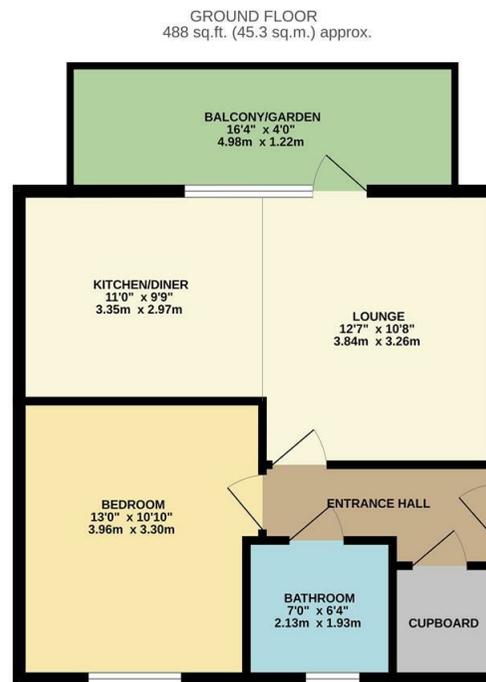
1 1 1 B

A set of four white icons on a dark background: a bed icon, a bathtub icon, a sofa icon, and a lightbulb icon. Each icon is followed by the number '1', and the lightbulb icon is followed by the letter 'B'.

# Old Oak Way, Harlow, CM17 0GD

Located in the highly popular Gilden Park Development, is this one double bedroom, ground floor apartment with a balcony/garden area and allocated parking, which is also offered with NO CHAIN. As you enter there is a hallway leading to a large, open plan lounge and kitchen/diner with a range of fitted wall and base units, a double bedroom and a modern shower room. Just off the lounge is the balcony/garden area, with the allocated parking to the rear. Old Oak Way is within easy access of local shops, schools, open fields and the new M11 junction 7A. Harlow Mill Train Station is within walking distance and Stansted Airport is only a 20 minute drive.

Lease Remaining: 993 years. Service Charge: £1875 per year. Ground Rent: £200 per year.



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 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	82	82
(81-91)	B		
(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	82	82
(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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