

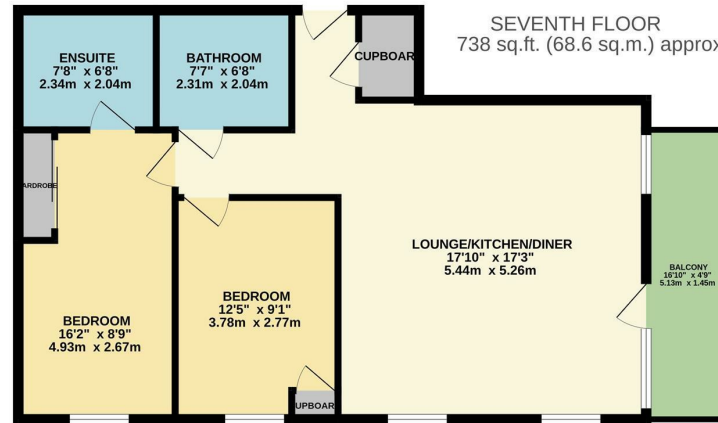
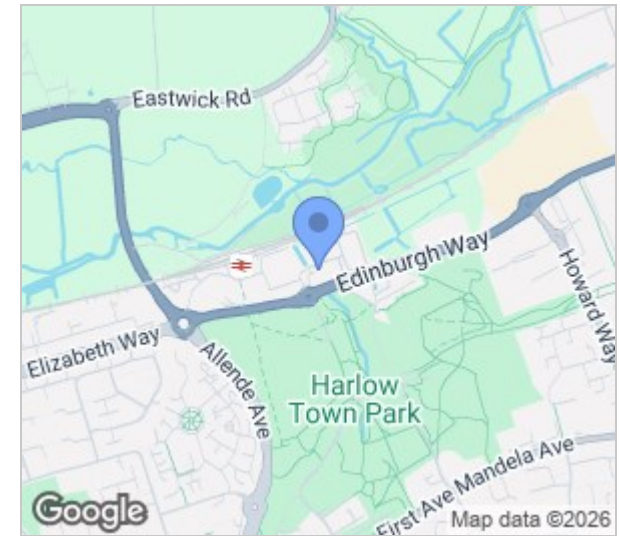


Austin House, Harlow, CM20 2UA
Offers In Excess Of £325,000

 2  2  1  B

Austin House, Harlow, CM20 2UA

Located just a stones throw from Harlow Town Train Station is this stunning four year old, two double bedroom apartment, with beautiful balcony views and gated allocated parking. Accessed by a bright lobby and lift access is an entrance hallway leading to a beautiful open plan kitchen/lounge/diner with a range of fitted wall and base units with integrated appliances and an island breakfast bar, two large double bedrooms, the master with fitted wardrobes and an en-suite, plus a beautiful bathroom with a white three piece suite. The property is located on the seventh floor, with Austin House located within walking distance of Harlow Town Park, Harlow Town Centre and Princess Alexandra Hospital. Lease Remaining: 996 years. Service Charge: £1600 per year. Ground Rent: Zero.



AHREYLANDJOHNSON
 TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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 service, 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		83	83
(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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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