

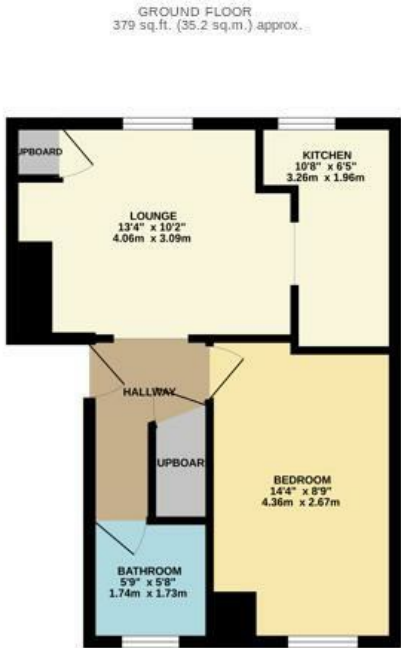


Hornbeams, Harlow, CM20 1PJ
£170,000



Hornbeams, Harlow, CM20 1PJ

A well presented one bedroom top floor flat. The property comprises an entrance hall leading to a lounge, kitchen with a modern range of fitted wall & base level units with work-surface areas, landing, double bedroom and a bathroom with a white three piece-suite. Hornbeams is a popular area located close to Harlow Town Centre, Princess Alexandra Hospital and Harlow Town Train Station. This property is an ideal first time purchase or investment buy. Lease: 84 years remaining, Service Charge: £809.73 per annum, Ground Rent: £10.00 per annum.



REPLACEMENTS
TOTAL FLOOR AREA: 379 sq.ft. (35.2 sq.m.) approx.
Detailed energy ratings have been made to ensure the accuracy of the Energy Performance Certificate, measurements of energy performance have been taken and any other data supplied to the relevant authorities. The energy performance of this building is as stated. They are for illustrative purposes only and should be used as a guide only. The energy performance of the building, system and appliances shown here are based on the best practice available. The energy performance of the building, system and appliances shown here are based on the best practice available. The energy performance of the building, system and appliances shown here are based on the best practice available.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 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.