



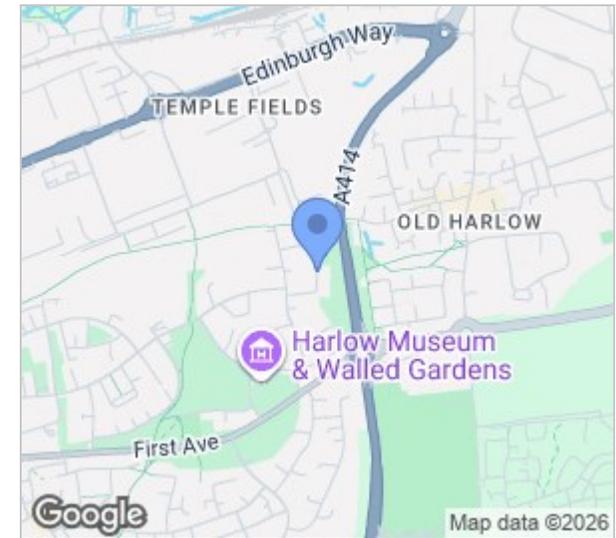
**Broomfield, Harlow, CM20 2JZ**  
**£230,000**

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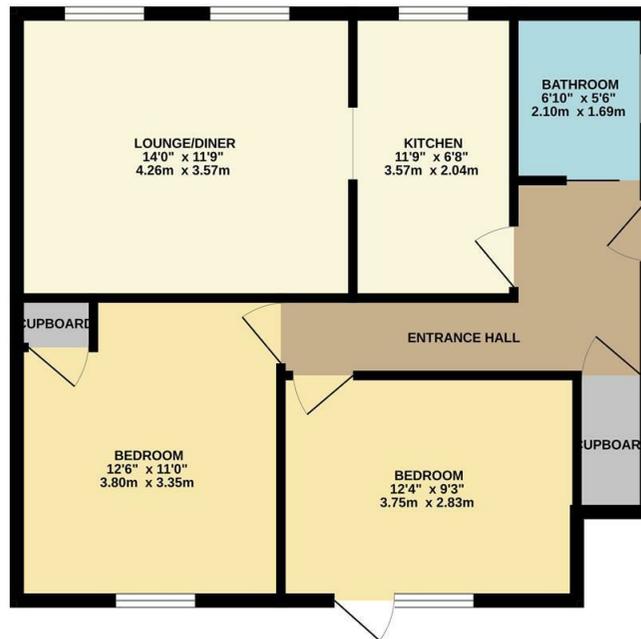
# Broomfield, Harlow, CM20 2JZ

Offered with NO CHAIN is this ground floor two double bedroom maisonette with direct access to its own private garden, located within walking distance of Harlow Mill Train Station. Internally there is an entrance hallway leading to a kitchen with a range of fitted wall and base units, a large lounge, two double bedrooms with access to the garden from one of the bedrooms and a family bathroom with a three piece suite. Outside the garden is mainly laid to lawn with a patio area and side access. Broomfield is located in the desirable Mark Hall North conservation area, with excellent local schools, shops and open fields within walking distance, as well as being a stones throw from Old Harlow.

Lease Remaining: 85 years. Service Charge: £75 per month. Ground Rent: £10 per year.



GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



BFIREYLANDJOHNSON  
TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	75
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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