



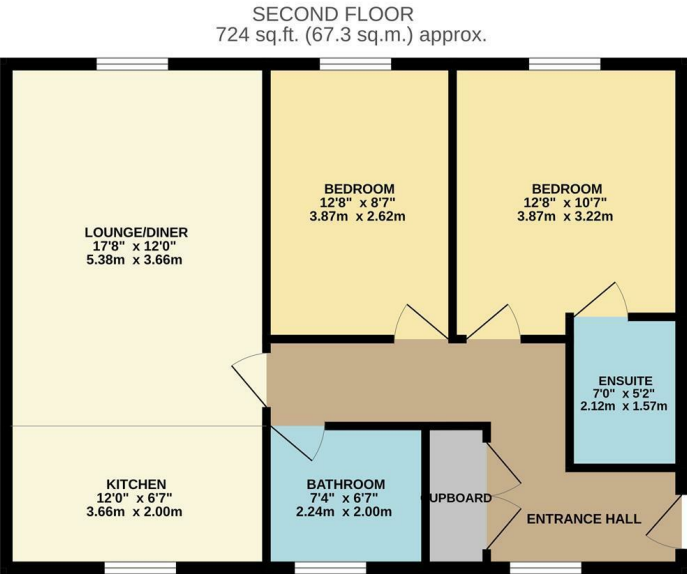
Dealings Road, Harlow, CM17 9TU
Guide Price £300,000



Dealings Road, Harlow, CM17 9TU

(Guide Price £300,000 - £315,000)

Situated within the highly sought-after Newhall Development and built only a few years ago, this beautifully presented top-floor apartment offers spacious and contemporary living throughout, along with allocated parking for two vehicles. The property welcomes you with a generous entrance hallway leading into a bright and spacious open-plan lounge, kitchen and dining area. The stylish kitchen is fitted with a range of modern wall and base units and benefits from integrated appliances, creating the perfect space for both everyday living and entertaining. There are two well-proportioned double bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room, while a stunning family bathroom features a contemporary white three-piece suite. Ideally positioned on Dealings Road, just off Old Oaks Lane, the property is within easy walking distance of local shops, cafés, the David Lloyd Leisure Centre, well-regarded schools and beautiful open green spaces, making it an excellent choice for first-time buyers, professionals and downsizers alike. Lease Remaining 998 years. Service Charge: £1410 per year. Ground Rent: £139 per year.



DRIRREYLANDJOHNSON
TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is for illustrative purposes only and should be used as a guide only. 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 a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints 02/2020



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	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	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.