

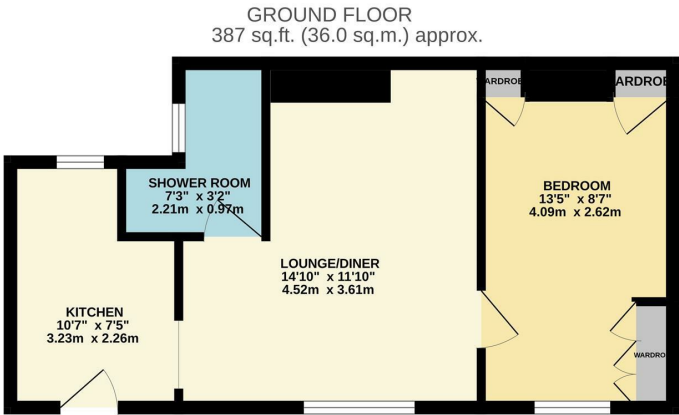
Mulberry Green, Old Harlow, CM17 0EY  
£220,000





# Mulberry Green, Old Harlow, CM17 0EY

Perfectly located within a stones throw of all of Old Harlow excellent amenities is this CHAIN FREE, Grade II listed one double bedroom ground floor maisonette. Inside there is a modern kitchen with a range of fitted wall and base units, a bright lounge/diner, a double bedroom with fitted wardrobes and a modern shower room. Outside there is a communal courtyard garden and plenty of parking to the front and rear. The property is located down a small walkway, tucked away from the road, within walking distance of excellent local shops, pubs, open fields, Harlow Mill Station and the M11 junction 7a close by. Lease Remaining: 112 years (share of freehold). Service Charge & Ground Rent: £500.



MG|REYLAND|JOHNSON  
TOTAL FLOOR AREA : 387 sq.ft. (36.0 sq.m.) approx.  
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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			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.