



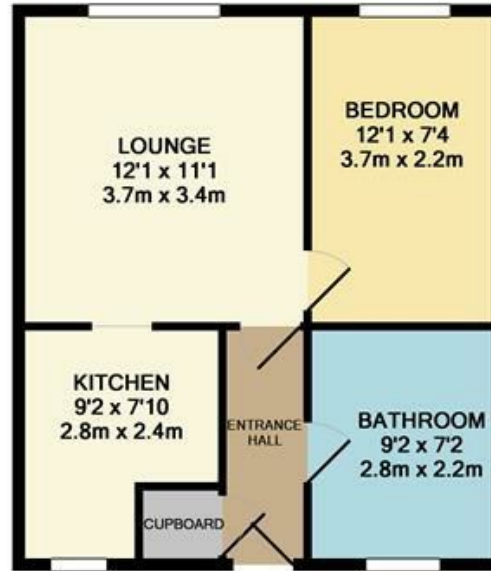
Mercers, Harlow, CM19 5PN
Guide Price £150,000

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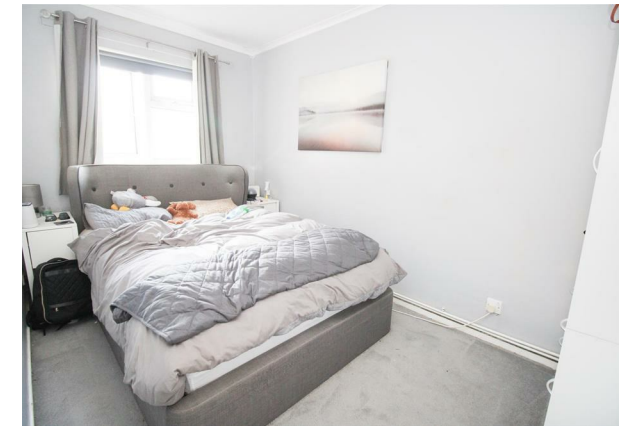
Mercers, Harlow, CM19 5PN

** Guide Price £150,000 - £160,000**

A one bedroom top floor flat offered with no onward chain. The property comprises an entrance hall leading to a lounge, kitchen with a range of fitted wall & base units, bathroom with a white three piece-suite and a double bedroom. Mercers is located on the outskirts of Harlow and benefits from local shops and schools nearby. Lease: 84 Years Remaining, Service Charge: approx. £100.00 Per month.



496
TOTAL APPROX. FLOOR AREA 395 SQ.FT. (36.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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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