



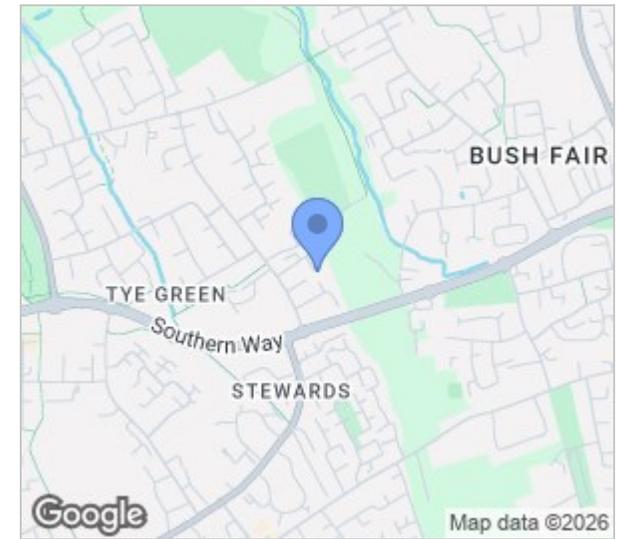
Five Acres, Harlow, CM18 6UY  
£144,950

1 Bed 1 Bath 1 Living Room D

# Five Acres, Harlow, CM18 6UY

Offered with NO ONWARD CHAIN is this large studio apartment located at the end of a quiet cul-de-sac with it's own private garden. Internally the apartment offers a large bedroom/lounge, kitchen, bathroom and multiple storage cupboards. There is potential to convert the property into a one bedroom apartment utilising the multiple storage cupboards inside, this has been done by another apartment in the same block. Externally the apartment has it's own private garden with a large amount of parking available.

Chain Free. There are 89 years remaining on the lease, Ground Rent is £10 and service charge is £611 a year. Reyland Johnson have not seen the lease so please refer to your solicitor to confirm these figures. Potential rental income £900pcm.



GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 402 sq.ft. (37.4 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, levels and any other details are approximate and no responsibility is taken for any error or omission in representation. The plan is for illustrative purposes only and should be used as a guide only. 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 <sub>2</sub> ) Rating	
Current	Potential	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		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	
	83		
	63		
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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