



Park Court, Harlow, CM20 2PY  
£260,000

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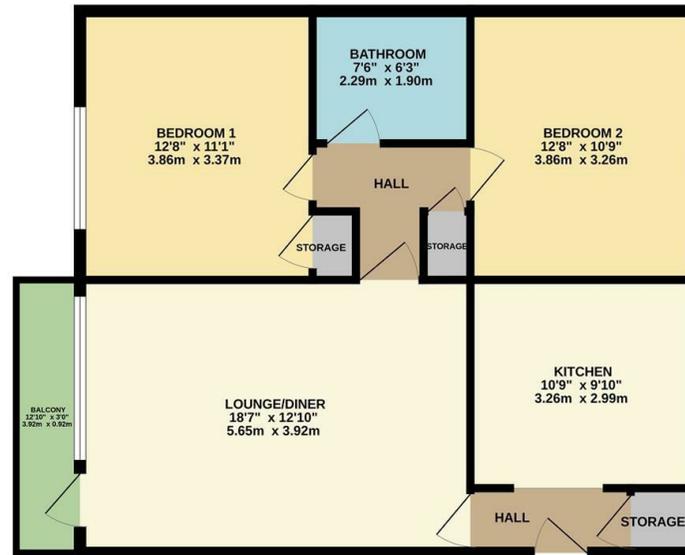
# Park Court, Harlow, CM20 2PY

**\*\*Chain Free\*\*** A stunning, ground floor two bedroom apartment that has been newly renovated throughout and comes with a garage en bloc. Internally the apartment comprises a large kitchen with fully integrated appliances, a bright lounge/dining room with balcony, two large double bedrooms and a brand new bathroom. Additionally the property benefits from a new gas central heating system throughout the apartment with new radiators. Externally the property is surrounded by green space, with a garage en bloc and plenty of residents permit parking available.

Park Court is located ideally in central Harlow within a short walk to Harlow Town Train Station, Harlow Town Park, Harlow Town Centre and other local shops and schools. A viewing is highly recommended to appreciate the size and condition. Lease Remaining: 933 years, Ground Rent & Service Charge £1200 a year.



GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.  
Whilst 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			
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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