

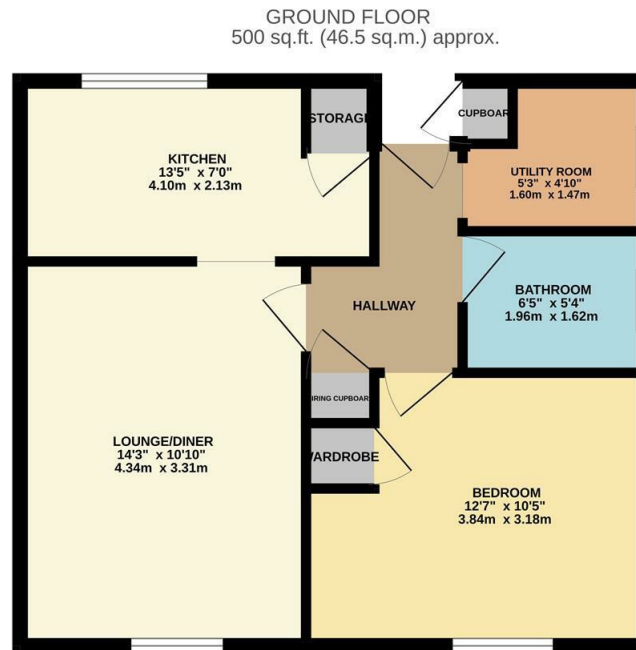


Milwards, Harlow, CM19 4SR  
£145,000

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# Milwards, Harlow, CM19 4SR

Offered with NO CHAIN is this one double bedroom ground floor flat located in the popular area of Milwards, with a communal garden. Internally there is an entrance hallway leading to a large lounge/diner, a kitchen with a range of fitted wall and base units, a double bedroom, bathroom with a white three piece suite and a storage/utility room. Milwards is located just off of Southern Way close to Staple Tye, which benefits from local shops, transport links and schooling. Lease Remaining: 88 years. Service Charge: £900 per annum approximately, Ground Rent: £10 per year.



MILWARDS/REYLANDJOHNSON  
TOTAL FLOOR AREA: 500 sq.ft. (46.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 <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) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>C</b>	
(69-80) <b>C</b>		(55-68) <b>D</b>	
(55-68) <b>D</b>		(39-54) <b>E</b>	
(39-54) <b>E</b>	44	(21-38) <b>F</b>	
(21-38) <b>F</b>		(1-20) <b>G</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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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