



The Downs, Harlow, CM20 3RG  
Guide Price £210,000

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# The Downs, Harlow, CM20 3RG

\*\* (Guide Price £210,000 - £220,000) \*\*

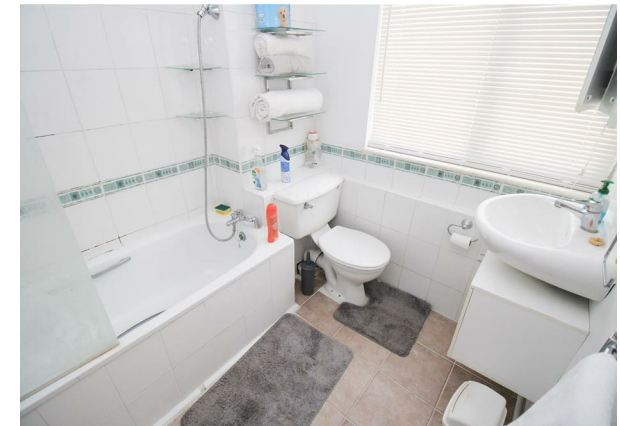
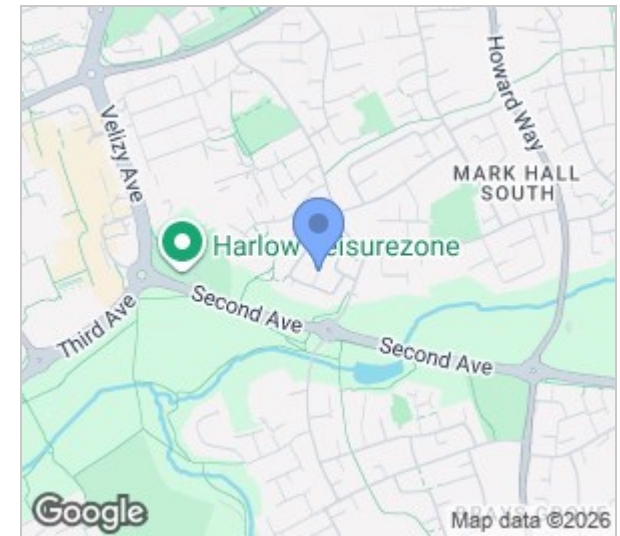
Offered for sale with no onward chain is this two bedroom top floor apartment with the added benefit of outside storage. The property comprises an entrance hall leading to a kitchen with a range of fitted wall & base level units with work-surface areas, lounge/diner, two double bedrooms and a bathroom with a white three piece-suite. Outside the property offers a two storage cupboards. The Downs is located in central Harlow offering easy access to Harlow town centre and train station. Lease: 88 years remaining, Service Charge: £83.00 per month, Ground Rent: £10.00 per annum.



GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



RETAIL/COMMERCIAL  
 TOTAL FLOOR AREA - 586 sq.ft. (54.4 sq.m.) approx.  
 Small scale alterations may have been made to ensure the accuracy of the floorplan construction. Measurements are taken from the internal face of walls and doors. The plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used for legal purposes. The services, fixtures and appliances shown here are not intended to be guaranteed in their operation or efficiency, save the goods, brand and design details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	74
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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