



Dadswood, CM20 1JQ  
Essex





## Dadswood, CM20 1JQ

### MODERN TWO BEDROOM TOP FLOOR APARTMENT

This property is brilliantly located just a couple of minutes walk from the Harlow Town Centre offering a huge variety of high-street shops, restaurants & pubs, local 24-hour supermarket as well as a choice of affordable gyms! This excellent investment or First Time Buyer purchase is also within walking distance to Harlow Town Station, offering fast links into London Liverpool Street along with connections to Cambridge and Stansted Airport. As well as being close to local transport and amenities, this high demand location, is also within short walking distance to Princess Alexandra Hospital. The accommodation comprises spacious lounge, kitchen, two bedrooms and bathroom.

Enquire today to book into our open day - limited spaces available.

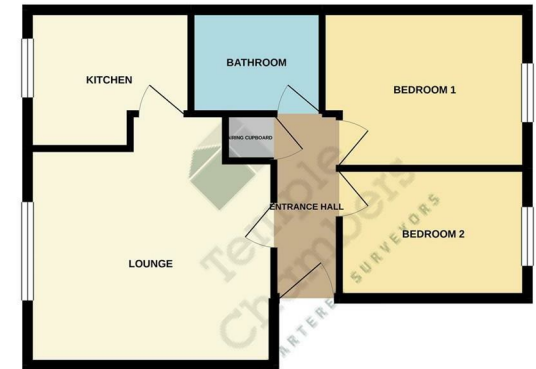
PLEASE NOTE - There is an additional payment of £30 per month for your water bill.

£1,395 PCM



- Moments from PAH
- £30 monthly water charge
- 538 sq ft approx.
- Modern throughout
- Town centre location

- Available 28th August
- Council tax band C
- EPC Rating C
- Permit parking included







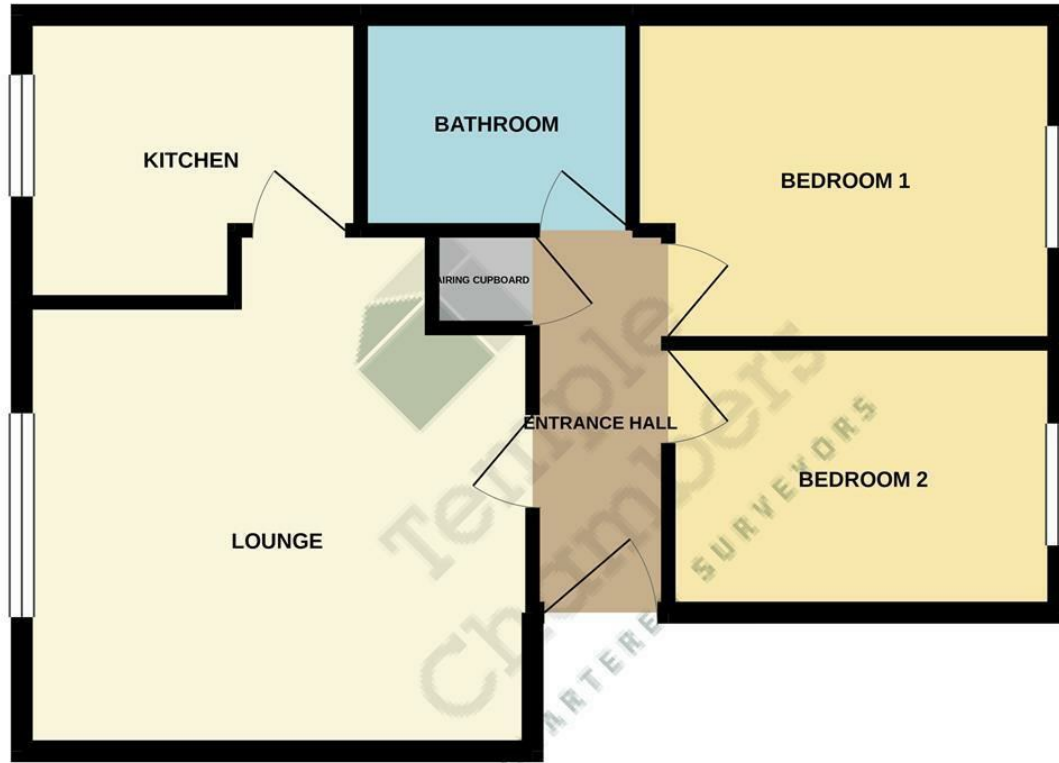


**SECOND FLOOR**  
46.6 sq.m. (502 sq.ft.) approx.

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			
England & Wales	EU Directive 2002/91/EC	73	78

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		



TOTAL FLOOR AREA : 46.6 sq.m. (502 sq.ft.) 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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