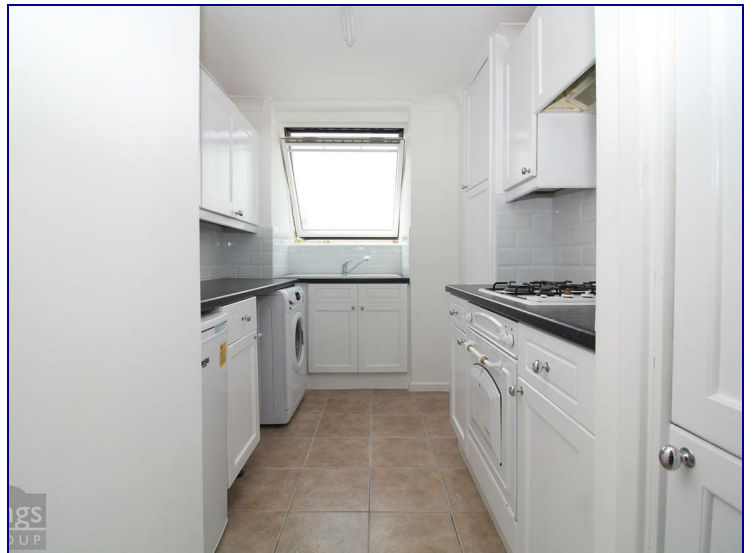


Dellfield Court, Old Harlow, CM17 0BS



£1,100

**** EXCLUSIVE TO KINGS ****

TWO BEDROOM TOP FLOOR APARTMENT on Market Street. Located in the desirable Old Harlow area, this ideal property is comprised of a spacious lounge/diner, gally style kitchen, one double bedroom, one single bedroom, a shower room and separate W/C. Nearby are a number of local shops on Old Harlow High Street, Public Houses, cafe's and restaurants.

This property is ideal for a London commuter because of the close proximity it has to Harlow Mill Train Station. There is ease of access to the M11 using the new Junction 7A which provides direct links to London, Chelmsford & Bishops Stortford.

Call today to book into our open day on Saturday 23rd July - limited spaces available!

Kings Group are pleased to offer For Sale, this TWO BEDROOM TOP FLOOR APARTMENT on Market Street. Located in the desirable Old Harlow area, this ideal investment or starter property is comprised of a spacious lounge/diner, gally style kitchen, one double bedroom, one single bedroom, a shower room and separate W/C. Nearby are a number of local shops on Old Harlow High Street, Public Houses, cafe's and restaurants. This property is ideal for a London commuter because of the close proximity it has to Harlow Mill Train Station. There is ease of access to the M11 using the new Junction 7A which provides direct links to London, Chelmsford & Bishops Stortford. The property comes with approx 86 years remaining on the lease, annual service charge is approx £630 and ground rent £10pa . To arrange a viewing, please do not hesitate to get in touch.

Entrance Hall

Shower Room

8'1 x 3'5 (2.46m x 1.04m)

W/C

4'4 x 2'10 (1.32m x 0.86m)

Bedroom One

9'11 x 10'3 (3.02m x 3.12m)

Bedroom Two

8'10 x 6'8 (2.69m x 2.03m)

Lounge/Diner

10'4 x 16'10 (3.15m x 5.13m)

Kitchen

9'2 x 7'1 (2.79m x 2.16m)



GROUND FLOOR



TWO BEDROOM APARTMENT

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) 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	76	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

