



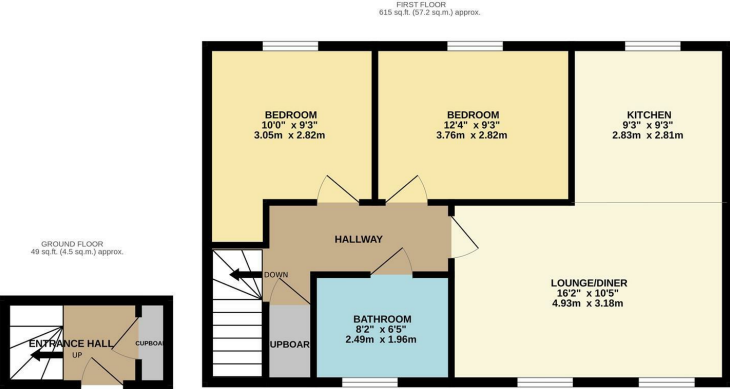
Parish Way, Harlow, CM20 1PR  
Guide Price £265,000



# Parish Way, Harlow, CM20 1PR

\*Guide Price £265,000 - £275,000\*

Offered with NO ONWARD CHAIN, is this rarely available two bedroom coach house in the popular Fifth Avenue development. Located only a 5 minute walk to Harlow Town Train Station, the property is accessed via it's own front door and offers two double bedrooms, a family bathroom, open plan lounge/diner/kitchen with fully integrated appliances and a large storage cupboard. Further benefits include having its own garage and parking. Parish Way is only a short walk to Harlow Town Train Station, Princess Alexandra Hospital and other amenities. As previously mentioned the property is being offered chain free. Service Charge: £335.26pa. Ground Rent: £236pa. Lease Remaining: 155years from1st Jan 2007.



PW/REYLANDJOHNSON

TOTAL FLOOR AREA: 664 sq.ft. (61.7 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>		
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(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 firms employment has the authority to make or give any representation or warranty in respect of the property.