



Carlton Place Walfords Close, Old Old
Harlow, CM17 0FH



£1,400 PCM (per calendar month) PCM
Holding Deposit equal to 1 weeks rent
Tenancy Deposit equal to 5 weeks rent
Council Tax Band: D

A modern two bedroom first floor apartment, accommodation includes entrance hall, open plan living area and kitchen which includes oven, hob, extractor and fridge freezer, two bedrooms the master with ensuite and additional bathroom. Additionally there are two underground parking spaces.

Agent Note: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the owner of this property has an association with Noble Residential Lettings Limited



Entrance Hall
5.36m x 4.72m

Open Plan Living/Kitchen Area
24'3" x 15'5" (7.4 x 4.7)

Bedroom One
10'5" x 8'10" (3.2 x 2.7)

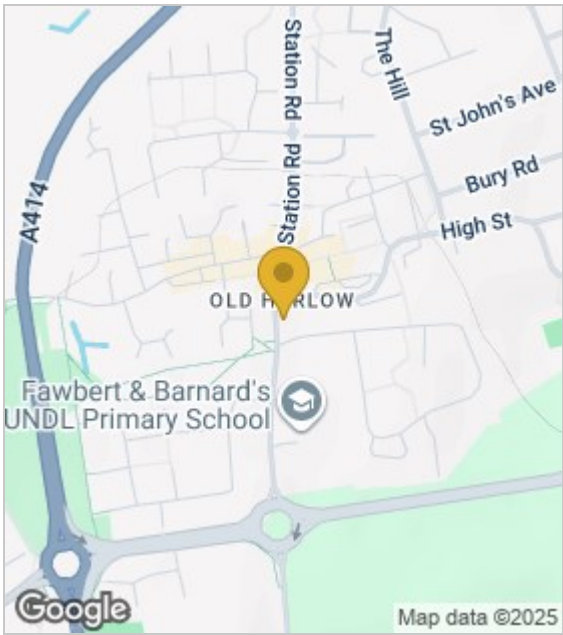
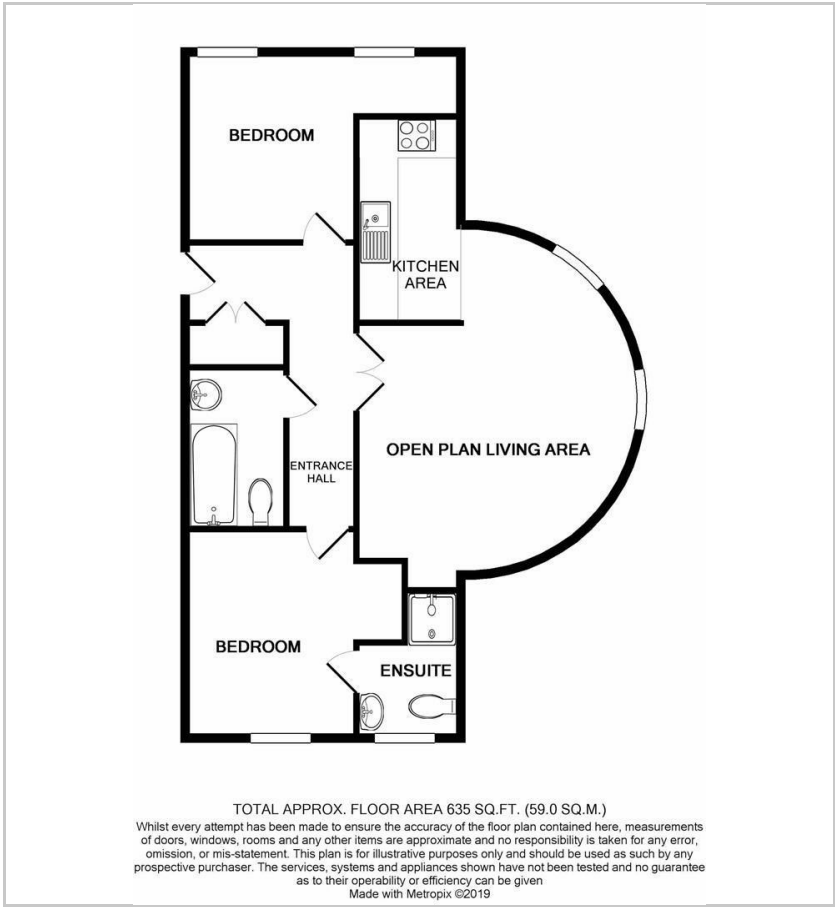
Ensuite

Bedroom Two
14'5" x 9'10" (4.4 x 3)

Bathroom

Parking
Two underground parking spaces within residents communal car park.

Please Note
The photos shown were taken prior to the previous tenancy so the actual condition may differ from the photos shown.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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. Interested parties 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.