



Redstart Drive | Gilden Park | Old Harlow | CM17 0SL

£240,000

 **clarknewman**

Redstart Drive | Gilden Park  
Old Harlow | CM17 0SL  
£240,000

A LARGE ONE BEDROOM TOP FLOOR FLAT located in the popular Gilden Park development. While the property is only three years old, Redstart Drive has been improved to a high standard throughout by the current vendors. The property comprises of a spacious entrance hall, an impressive open plan living, dining and kitchen area with access to private balcony, a double bedroom bedroom with fitted wardrobes and a family bathroom suite. Other benefits include allocated parking, a long lease remaining and no onward chain. Viewings highly advised.

- One Double Bedroom
- Immaculate Throughout
- Council Tax Band: B
- Top Floor Apartment
- Allocated Parking
- EPC Rating: B

#### Entrance Hall

Front door, secure intercom system, radiator to wall and large double storage cupboards. Internal doors to Bathroom, Bedroom and Open Plan Living.





## Open Plan Living

An impressive Open Plan Living area with ample living/dining space and a modern fitted kitchen.

The lounge/dining area features radiator to wall and UPVC double glazed window and door to private Balcony.

The kitchen has a range of wall and base units benefitting from integral gas hob and electric oven, fridge freezer, washing machine and dishwasher. Radiator to wall.

## Bedroom One

12'03 x 14'04 (3.73m x 4.37m)

Large double bedroom with two UPVC double glazed windows providing a lot of natural light, radiator to wall and large fitted wardrobes.

## Bathroom

6'06 x 7'02 (1.98m x 2.18m)

A luxury fitted family bathroom suite with shower over bath, white sink and toilet. Radiator to wall, shavers socket and extractor fan.

## Balcony

4'07 x 11'11 (1.40m x 3.63m)

Private Balcony with views overlooking greenery and park.

## Local Area

Redstart Drive is situated in the popular new development of Gilden Park and is located close to local amenities, schooling, Harlow Mill Train Station and the new M11 7A Junction.

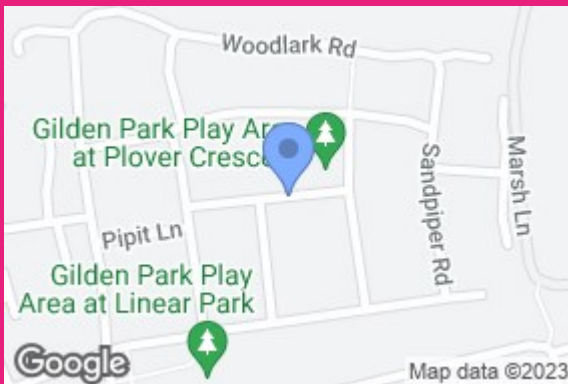
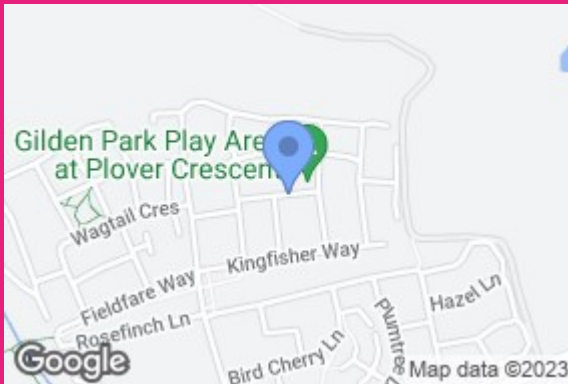
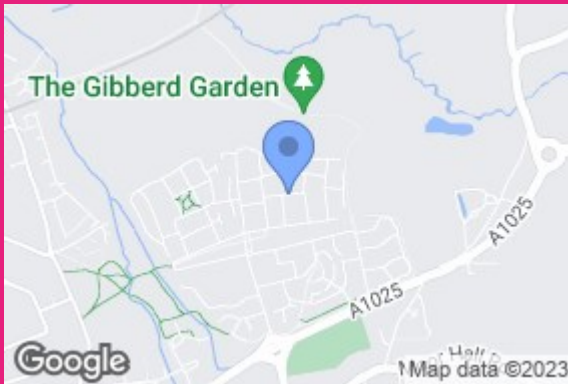
## Lease Information

The below figures have been provided to us by the vendors:

Service Charge: £88 per month

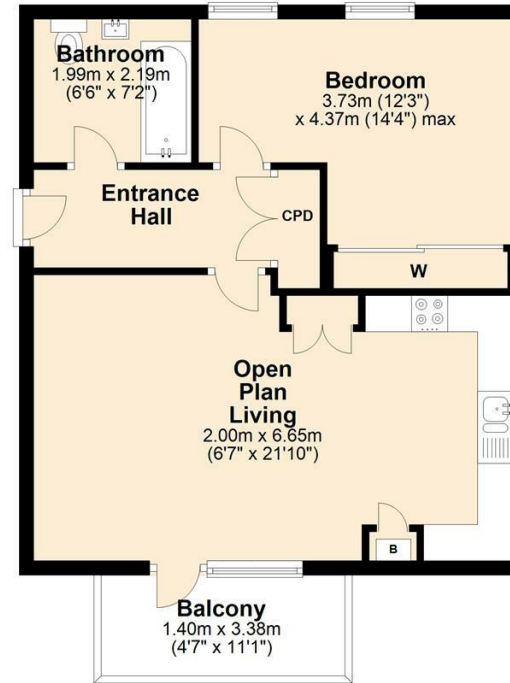
Ground Rent: £200 per annum

Lease: 122 years remaining



### Floor Plan

Approx. 50.9 sq. metres (548.0 sq. feet)



Total area: approx. 50.9 sq. metres (548.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82		

**Energy Efficiency Rating Legend:**  
 A (92-100): Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20): Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (82-91): Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (69-80)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (1-20): Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk