



Harlow's only family run
independent estate agent



Coalport Close, Church Langley, CM17 9QA

**£199,000
Leasehold**

"...All A First Time Buyer Needs To Do Is
Move In, Unpack And Enjoy..."

**One Bedroom • First Floor Flat • Open Plan Living • Large Storage
Cupboard • Ideal First Time Buy Or Investment • Allocated Parking
Space • Council Tax Band :- B • EPC Rating :- C •**

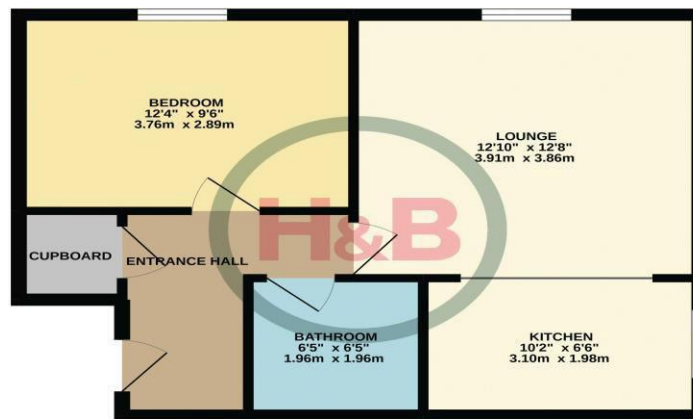


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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Coalport Close, Church Langley, CM17 9QA

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 064 sq ft (43.1 sq m) approx.
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THE PROPERTY

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This first floor flat is being offered Chain Free and is perfect for an investment purchase or a first time buy. The property comprises of a good size lounge/diner, leading in to the kitchen, a large double bedroom and bathroom and additional storage in the entrance hall. To the rear of the block is the allocated parking and access to the communal garden. Coalport Close is within a short walking distance of the local amenities around the Tesco's store. AGENTS NOTES: Lease Remaining: 98 years. Service Charge. £138pcm. Ground Rent: £172pa. (Advised By Sellers).

First Floor

Entrance Hall

Bedroom
12' 4" x 9' 6"
(3.76m x 2.89m)

Bathroom
12' 10" x 12' 8"
(3.91m x 3.86m)

Lounge
12' 10" x 12' 8"
(3.91m x 3.86m)

Kitchen
10' 2" x 6' 6"
(3.10m x 1.98m)

Outside

Allocated Parking Space

Access to the communal garden.

Additional Information

Length Of Lease
98 Years Remaining

Ground Rent
£172 per year

Service Charge
£138 pcm

40, Coalport Close HARLOW CM17 9QA	Energy rating C
Valid until 15 November 2026	Certificate number 9368-2969-7239-4186-4900