



Harlow's only family run independent estate agent



Tanyard Place, Harlow, CM20 2FF

"...Buy 50% Of This Property To You Get A Foot On The Property Ladder..."

One Bedroom • Very Well Presented • Car Port Parking • Top Floor Flat • Close To Park & Town Centre • Private Development • EPC Rating :- B • Council Tax Band :- B •

£110,000
50% Shared Ownership Leasehold

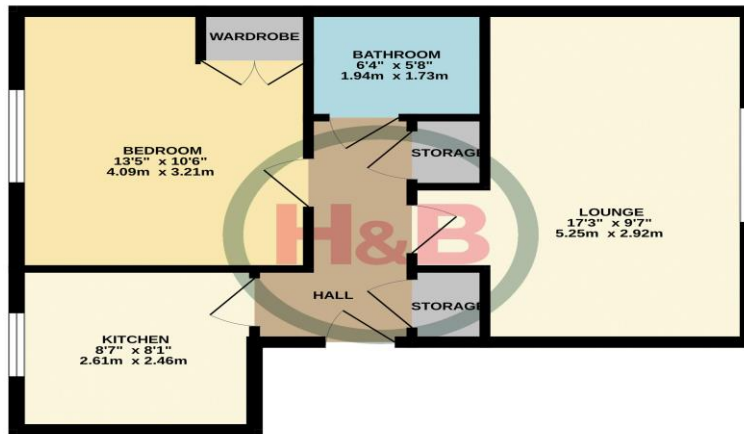


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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Tanyard Place, Harlow, CM20 2FF

SECOND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA - 493 sq.ft. (45.8 sq.m.) approx.
Made with Floorplan Creator

THE PROPERTY

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A bright & airy one bedroom top floor flat on the Tanyard Place development across from Harlow Town Park. The accommodation comprises of a spacious lounge offering floor to ceiling southern facing windows, allowing lots of natural light in, plus a fully fitted kitchen, bedroom with built in storage and the bathroom. The biggest benefit the current owner has found is having a double covered allocated parking bay. Tanyard Place is perfectly located for the picturesque Town Park and all the open space it comes with, plus the Town Centre Shops and Railway Station are both within a mile or so.

Accommodation

Outside

Entrance Hall

Double tandem cover car port parking.

Lounge

17' 3" x 9' 7"
(5.25m x 2.92m)

Kitchen

8' 7" x 8' 1"
(2.61m x 2.46m)

Bedroom

13' 5" x 10' 5"
(4.09m x 3.17m)

Bathroom

9' 4" x 5' 8"
(2.84m x 1.73m)

AGENTS NOTES

The current monthly charges payable to Home Group from 1st April 2024 are:-

£382.56

Broken down as follows:-

Rent
£237.24
Management charge
£17.42
Insurance charge
£22.08
Service charge
£83.45
Reserve fund
£22.37

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		