



Harlow's only family run
independent estate agent



Dunnock Road, Gilden Park, CM17 0GH

**£230,000
Leasehold**

"...An Ideal First Time Buy Or Could Be An
Investment As The Lease Is So Long..."

**One Bedroom • Top Floor Apartment • Well Presented • Allocated
Parking • Sought After Location • Easy Access To M11 • Fitted
Kitchen • 997 Years On The Lease • Council Tax Band: B**

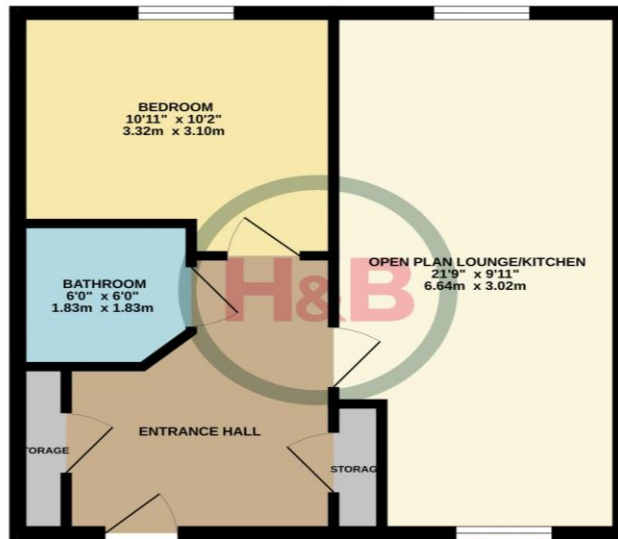


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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Dunnock Road, Gilden Park, CM17 0GH

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



THE PROPERTY

"...An Ideal First Time Buy Or Could Be An Investment As The Lease Is So Long..."

This very well presented one bedroom top floor apartment situated on the popular new Gilden Park development. The property benefits from an open plan lounge/kitchen with built in appliances, double bedroom, bathroom, allocated parking and the remaining NHBC. The property is conveniently located within walking distance of Old Harlow high street and easy access to the new junction 7a. The apartment is leasehold with 997 years remaining, the annual service charge is £900 (approx.) and ground rent is £275 per annum.

Accommodation

Entrance Hall

Lounge/Kitchen
21' 9" x 9' 11"
(6.62m x 3.02m)

Bedroom
10' 11" x 10' 2"
(3.32m x 3.10m)

Bathroom
6' 0" x 6' 0"
(1.83m x 1.83m)

Allocated Parking

Lease Information

Remaining lease
appx - 997 years
Service charge -
appx £900 p/a
Ground rent - £275
P/A

Outside

**Allocated
Parking**

Lease Information

Remaining Lease
997 years approx.

Service Charge
£900 p/a approx.

Ground Rent
£275 p/a

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		