



Harlow's only family run independent estate agent



Tanyard Place, Harlow, CM20 2FF

**£220,000
Leasehold**

"...This Property Can Also Be Purchased at 50% With Shared Ownership..."

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 •

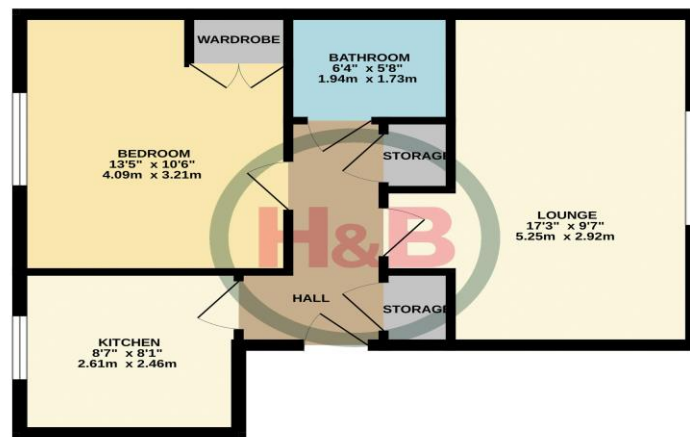


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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

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.
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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 benefits it comes with, plus the Town Centre Shops and Railway Station are both within a mile or so.

Accommodation Outside

Entrance Hall

Car port Parking double tandem bay

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)

AGENT NOTES

Lease :-
125 Years From 2021

Monthly Charges

Insurance: £22.08

Management Charge: £17.42

Reserve Fund: £22.37

Service Charge: £83.45

The above charges are reviewed annually on 1st April.

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		