



Harlow's only family run independent estate agent



**Jocelyns, Harlow, CM17 0BU**

**"...An Apartment Ready To Move Into Walking To Shops & Train Station..."**

**£195,000  
Leasehold**

**One Bedroom • First Floor Flat • Well Presented Throughout • Close to Station • Close to Shops • CHAIN FREE • Council Tax Band: B • EPC Rating: C • Ideal First Time Purchase • Viewing Highly Recommended•**

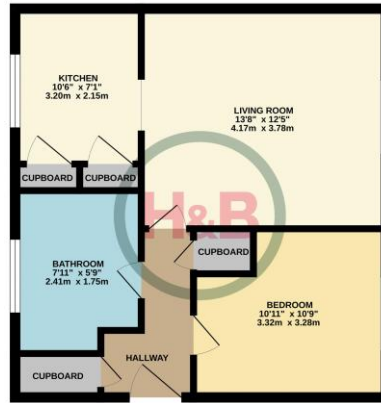


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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

# Jocelyns Harlow, CM17 0BU

GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 458 sq.ft. (42.5 sq.m.) approx.  
View with Metre (2021)

## THE PROPERTY

"...An Apartment Ready To Move Into Walking To Shops & Train Station..."

This first-floor one-bedroom apartment is truly immaculate and is an ideal first-time purchase or for someone looking to size down.

On entering the apartment there is a step-in hallway with a useful storage cupboard ideal for storing coats, shoes, and other household items.

Off the hallway is the principal bedroom which is a comfortable double and enjoys space for free-standing storage solutions.

The hallway then leads you to the lounge diner which has a modern feel and allows space for a dining table that seats four comfortably and a large corner sofa whilst benefitting from great natural light with views over the communal gardens.

The bathroom has been upgraded to a particularly high contemporary standard and comprises of WC, hand basin with bath and shower attachment.

A separate kitchen completes the internal layout and offers a range of wall and base units with space for a small breakfast table keeping to a modern theme throughout.

One of the apartment's real features is that the heating system has been upgraded to gas central heating throughout.

The apartment is well positioned in a popular area of Old Harlow, just a few minutes' walk from the Old Harlow high street. that offers a doctor's surgery, dentist, supermarket, library, and numerous restaurants and pubs and Harlow Mill station is a short walk away.

Viewing is highly recommended.

### Ground floor

### Lease Details

### Outside

#### Entrance Hall

Length of Lease  
84 years remaining

**Ample on street  
Parking**

#### Lounge / Diner

13' 0" x 12' 5"  
(3.96m x 3.78m)

Service Charge  
£77 per month

**Communal  
Gardens**

#### Kitchen

10' 6" x 7' 1"  
(3.20m x 2.16m)

Ground Rent  
£10 pa

#### Bedroom

10' 11" x 10' 9"  
(3.32m x 3.27m)

#### Bathroom

7' 11" x 5' 9"  
(2.41m x 1.75m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

