



Harlow's only family run
independent estate agent



Mercers, Harlow, CM19 5PN

**£175,000
Leasehold**

**'...An Ideal First Time Buy Or Investment
Opportunity...'**

**One Bedroom • Lounge Diner • Council Tax Band: A • Second
Floor • Loft Potential • EPC Rating: D • Unallocated Street Parking
• Ideal First Time Purchase •**

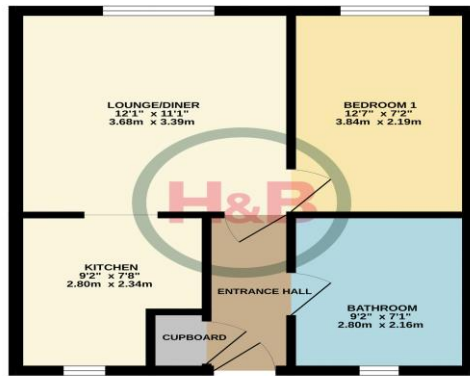


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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Mercers Harlow, CM19 5PN

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 389 sq ft. (36.1 sq.m.) approx.
www.harp.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

THE PROPERTY

'...An Ideal First Time Buy Or Investment Opportunity...'

This unique flat offers the rare advantage of having no neighbours above or below you and is located on the second floor.

You enter the flat and are welcomed by a hallway featuring a convenient storage cupboard. Off the hallway you find the spacious bathroom a true highlight, boasting a luxurious corner bath, WC, and hand basin, with ample room for your washing machine.

The hallway provides access to a versatile loft, partially boarded with full standing headroom in some areas, perfect for additional storage or creative use subject to obtaining the correct planning consent. In turn the entrance hall leads you into a cosy lounge diner, where you can unwind while enjoying views of the communal inner gardens to the flats.

The comfortable double bedroom is ideal for rest and relaxation, complete with space for a free-standing wardrobe.

Adjacent to the lounge diner, the fully functional kitchen is ready for your culinary adventures, featuring a modern boiler installed just over a year ago.

Outside, you'll appreciate the convenience of unallocated car parking, ensuring stress-free parking for you and your guests. This delightful flat combine's comfort, functionality, and location, making it an excellent choice for first-time buyers or those looking to invest wisely. Don't miss your viewing today!

Second floor

Entrance Hall
9' 3" x 3' 1"
(2.82m x 0.94m)

Kitchen
9' 2" x 7' 8"
(2.79m x 2.34m)

Lounge Diner
12' 1" x 11' 1"
(3.68m x 3.38m)

Bedroom
12' 7" x 7' 2"
(3.83m x 2.18m)

Bathroom
9' 2" x 7' 1"
(2.79m x 2.16m)

Additional Information
Length Of Lease: 86 years left
Council Tax: £143 a month
Service Charge & Ground Rent: £61.83 a month

Outside

Communal Gardens
Parking
Unallocated Off-Street Parking

