



Torkildsen Way | Fifth Avenue | Harlow | CM20 1FE

Offers Over £195,000



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A WELL PRESENTED ONE BEDROOM THIRD FLOOR FLAT with allocated parking. The property comprises of a spacious entrance hall with two large storage cupboard, open plan lounge/dining area with modern fitted kitchen and Juliette balcony, spacious double bedroom and a luxury fitted family bathroom suite. Further features include a long lease, gas heating via radiators and UPVC double glazed windows throughout. This property is currently vacant and the seller is looking to achieve a quick sale. Viewing advised.

- One Double Bedroom
- Excellent Condition
- Council Tax Band: B
- Third Floor Flat
- Allocated Parking
- EPC Rating: B

#### Entrance Hall

Front door leading to spacious entrance hall, two storage cupboards (left hand cupboard housing gas combination boiler) and internal doors to lounge, bathroom and bedroom. Secure intercom system to wall.





### Lounge & Kitchen

11'04" x 19'05" (3.45m x 5.92m)

Bright and airy lounge with radiator to wall, UPVC double glazed window and UPVC double glazed French doors to Juliette balcony. Open plan living to dining area and modern fitted kitchen. Modern fitted kitchen with a range of wall and base units, laminate worktops, stainless steel sink and drainer, gas hob, electric oven and extractor fan above, space for washing machine and fridge freezer.

### Bedroom

13'06" x 9'02" (4.11m x 2.79m)

A large double bedroom with UPVC double glazed and radiator to wall. Ample space for wardrobes.

### Bathroom

3'07" x 6'03" (1.09m x 1.91m)

Luxury fitted family bathroom suite featuring bath with shower, pedestal sink and toilet. Chrome heated towel rail, shavers point, extractor fan and UPVC double glazed window.



### Local Area

Torkildsen Way is a popular development located on Fifth Avenue and is situated a short walk away from Harlow Town Train Station providing direct access to London Liverpool Street and Tottenham Hale, Harlow Town Centre and Princess Alexandra Hospital.

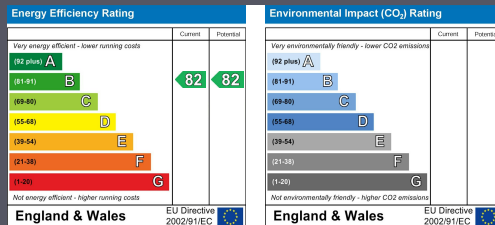
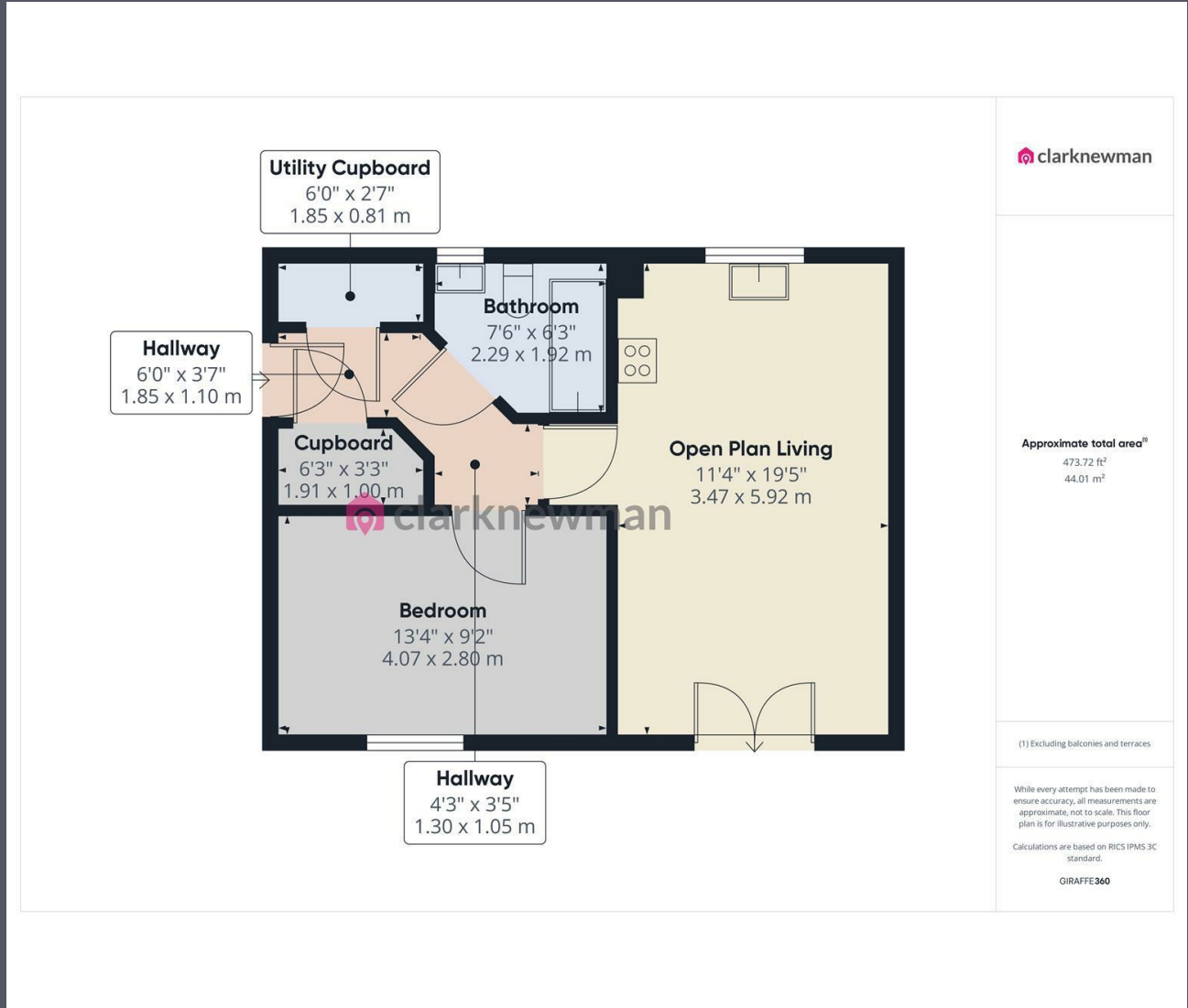
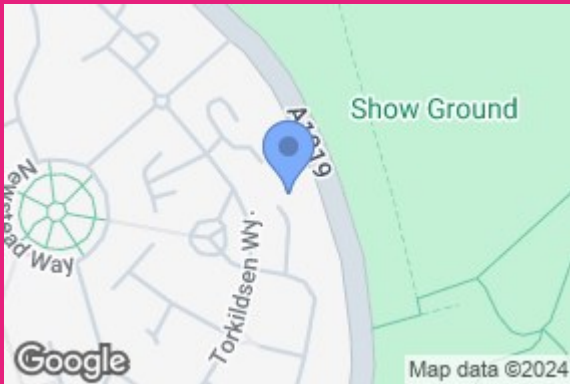
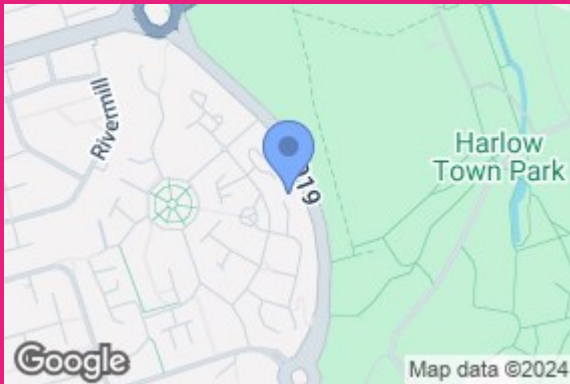
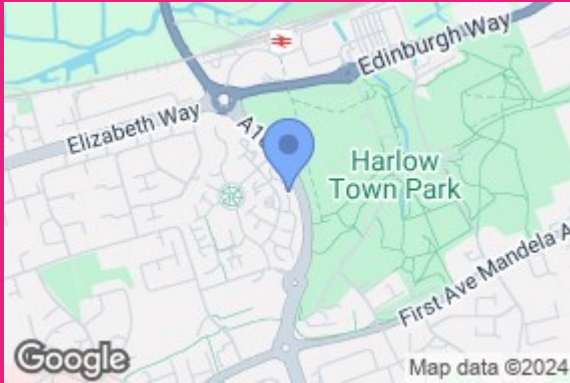
### Lease & Service Charge Details

The below figures have been provided to us by the vendors, but we are yet to see evidence:

Service Charges: £831.71 billed every 6 months (£139 per month)

Ground Rent: £262.57 per annum

Lease: 139 years remaining



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