



Park Court | Harlow | CM20 2PY

Asking Price £235,000

 clarknewman



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A LARGE TWO DOUBLE BEDROOM FIRST FLOOR benefitting from Garage En-Bloc. The property comprises of a spacious entrance hall, modern fitted kitchen with a range of wall and base units, large lounge with access onto private balcony, two good sized double bedrooms and recently fitted bathroom suite. Other features include a long lease of 935 years remaining and no onward chain. Viewings highly advised.

- Two Double Bedrooms
- Large First Floor Flat
- Garage En Bloc
- No Onward Chain
- Council Tax Band: B
- EPC Rating: C

#### Parking & Garage

Ample parking with permit and Garage En Bloc owned to the flat.

#### Entrance

Front door, spacious entrance hall and storage cupboard. Internal doors to Kitchen and Lounge.

#### Kitchen

Fitted kitchen with a range of wall and base units featuring space for freestanding oven and hob, fridge freezer and plumbing for washing machine. Sink and drainer and UPVC double glazed window to front.





### Lounge

Large lounge with UPVC double glazed window and door leading to private balcony, radiator to wall and internal door to hallway.

### Hallway

Internal doors to double bedrooms and bathroom. Storage cupboard.

### Bedroom One

Large double bedroom with UPVC double glazed windows allowing plenty of natural light, radiator to wall and alcove for wardrobe.

### Bedroom Two

Double bedroom with floor to ceiling fitted wardrobes (housing combination boiler), UPVC double glazed window, radiator to wall and storage cupboard.

### Bathroom

Luxury fitted fully tiled bathroom suite benefitting from bath with shower, vanity sink and toilet. Extractor fan and chrome heated towel rail.

### Balcony

Private West facing balcony with ample seating space.

### Lease Information

The below figures r year have been provided to us by the vendors:

Service Charge: £1,255 per year (includes Ground Rent).

Lease: 935 years remaining.

### Local Area

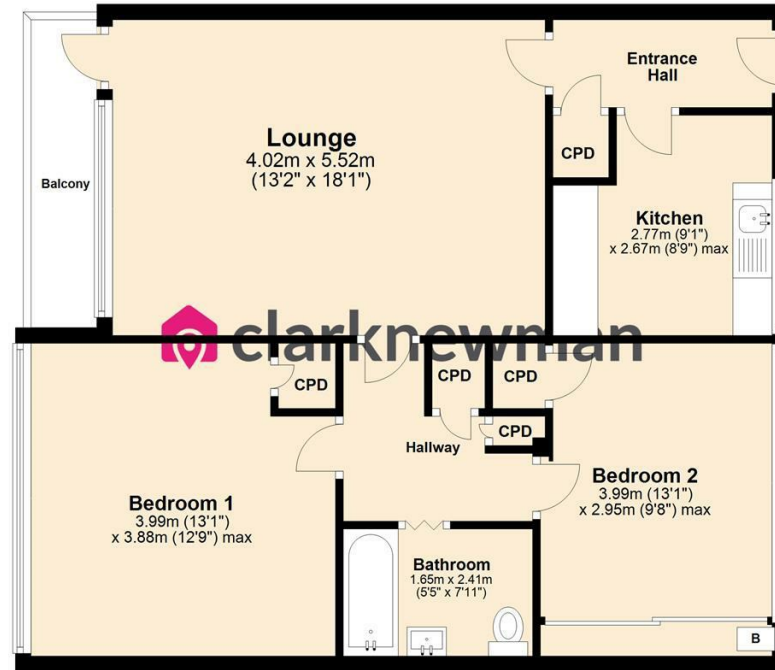
Park Court is a private area and is ideally situated being only a short walk to Harlow Town Train Station (0.6 miles), Princess Alexandra Hospital (0.7 miles) and Harlow Town Centre (0.9 miles). There is also a good choice of schooling surrounding the property.





### Floor Plan

Approx. 71.7 sq. metres (771.8 sq. feet)



Total area: approx. 71.7 sq. metres (771.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	79		

Energy Efficiency Rating scale (A-G):

- A: 92-100 (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-68
- E: 39-54
- F: 21-38
- G: 1-20 (Not energy efficient - higher running costs)

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):

- A: 92 plus (Very environmentally friendly - lower CO<sub>2</sub> emissions)
- B: 81-91
- C: 69-80
- D: 55-68
- E: 39-54
- F: 21-38
- G: 1-20 (Not environmentally friendly - higher CO<sub>2</sub> emissions)

England & Wales EU Directive 2002/91/EC

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