



The Hides | Harlow | CM20 3QN

Asking Price £140,000

 clarknewman

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A ONE BEDROOM TOP FLOOR FLAT located adjacent to Harlow Town Centre. The property comprises of an entrance hall, lounge, kitchen, double bedroom and bathroom suite. The flat is in need of modernisation throughout with electric heating and gas boiler for hot water. Externally there is a useful shed for storage. Viewings advised.

- Double Bedroom
- Top Floor Flat Apartment
- Adjacent to Town Centre
- In Need of Modernisation
- Council Tax Band: A
- EPC Rating: D

#### Front/Block

Entrance to stairwell leading to the flat is on the road, adjacent to 50 The Hides. Useful storage shed at bottom of stairwell. UPVC double glazed front door to flat.

#### Entrance Hall

UPVC double glazed front door to communal/exterior landing. Internal doors to lounge, bedroom and bathroom. Electrical fuse board on wall.





### Lounge

15'03" x 10' max (4.65m x 3.05m max)

UPVC double glazed window, opening to kitchen, electric radiator to wall (not tested). Internal door to landing.

### Kitchen

4'05" x 8'06" (1.35m x 2.59m)

UPVC double glazed window, built-in storage cupboard, fitted base unit with laminate worktop and stainless steel sink. Gas boiler to wall (not tested). Opening to lounge.

### Bedroom

11'09" x 9'06" (3.58m x 2.90m)

UPVC double glazed window, built-in storage cupboard, electric radiator to wall (not tested). Internal door to hall.

### Bathroom

7'06" x 5'05" (2.29m x 1.65m)

UPVC double glazed window, white WC, pedestal sink and bath with shower attachment. Internal door to hall.

### Local Area

The Hides is conveniently located 0.2 miles from Harlow Town Centre, 0.8 miles to Harlow Town Train Station and 0.6 miles to Princess Alexandra Hospital.

### Agents Note

Please note that we are still awaiting a grant of probate.

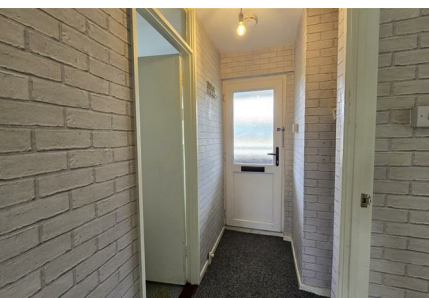
### Lease Information

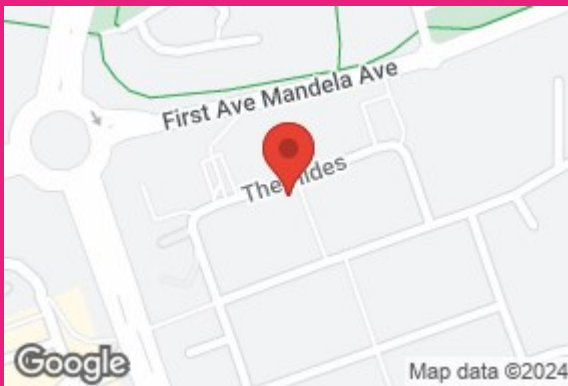
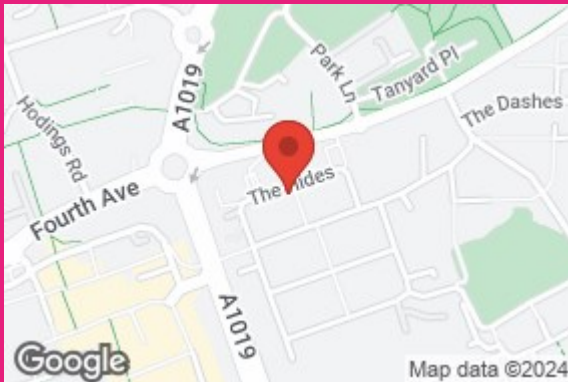
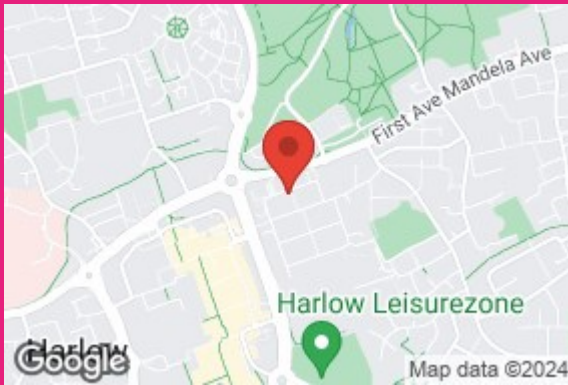
The below figures have been provided to us by the solicitors dealing with probate:

Service Charge: £1,134.71 per annum (2023) / £94.56 per month

Ground Rent: £10 per annum

Lease: 89 years remaining





## Apartment

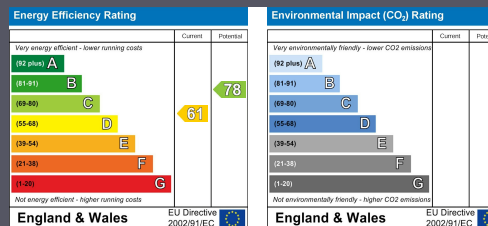
Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 36.6 sq. metres (394.0 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.



Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444

hello@clarknewman.co.uk  
www.clarknewman.co.uk