



Myrtle Close | Gilden Park | Harlow | CM17 0GA

Asking Price £235,000

 clarknewman



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A SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT located in the popular Gilden Park development. The property comprises of a bright entrance hall, large double bedroom, family bathroom suite, a modern fitted kitchen with open plan living and South facing patio. Other features include allocated parking, gas heating via radiators and UPVC double glazed windows throughout. Viewings advised.

- One Double Bedroom
- Nearly New
- Council Tax Band: B
- Ground Floor Apartment
- Allocated Parking
- EPC Rating: B

#### Front

Allocated parking space (with communal visitor parking). Secure entry intercom. Communal landing and stairwell.

#### Entrance Hall

Doorway to communal landing. UPVC double glazed window to front aspect. Large storage cupboard with hanging rails. Radiator to wall. Internal doors to open plan living room, bedroom and family bathroom.





### Open Plan Living

18'6" x 22'7" (max) (5.64m x 6.88m (max))

UPVC double glazed windows to front and rear aspect with door leading onto South-facing patio. Multiple radiators to walls. Kitchen area comprising of electric oven, gas hob, stainless steel sink and drainer, space for washing machine and fridge freezer. Boiler located in kitchen cupboard. Internal door to entrance hall.

### Bedroom

10'6" x 9'8" (3.20m x 2.95m)

UPVC double glazed window to rear aspect, radiator to wall. Internal door to entrance hall.

### Bathroom

6'11" x 6'1" (2.11m x 1.85m)

White three piece suite with glass screen and shower over bath. Radiator to wall. Extractor fan. Internal door to entrance hall.

### Location

Myrtle Close is situated in the popular new development of Gilden Park and is located close to local amenities, schooling, Harlow Mill Train Station and the new M11 7A Junction.

### Lease Information

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

Service Charges: £105.14 per month

Ground Rent: included within service charges

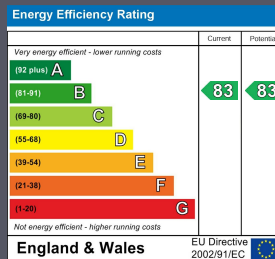
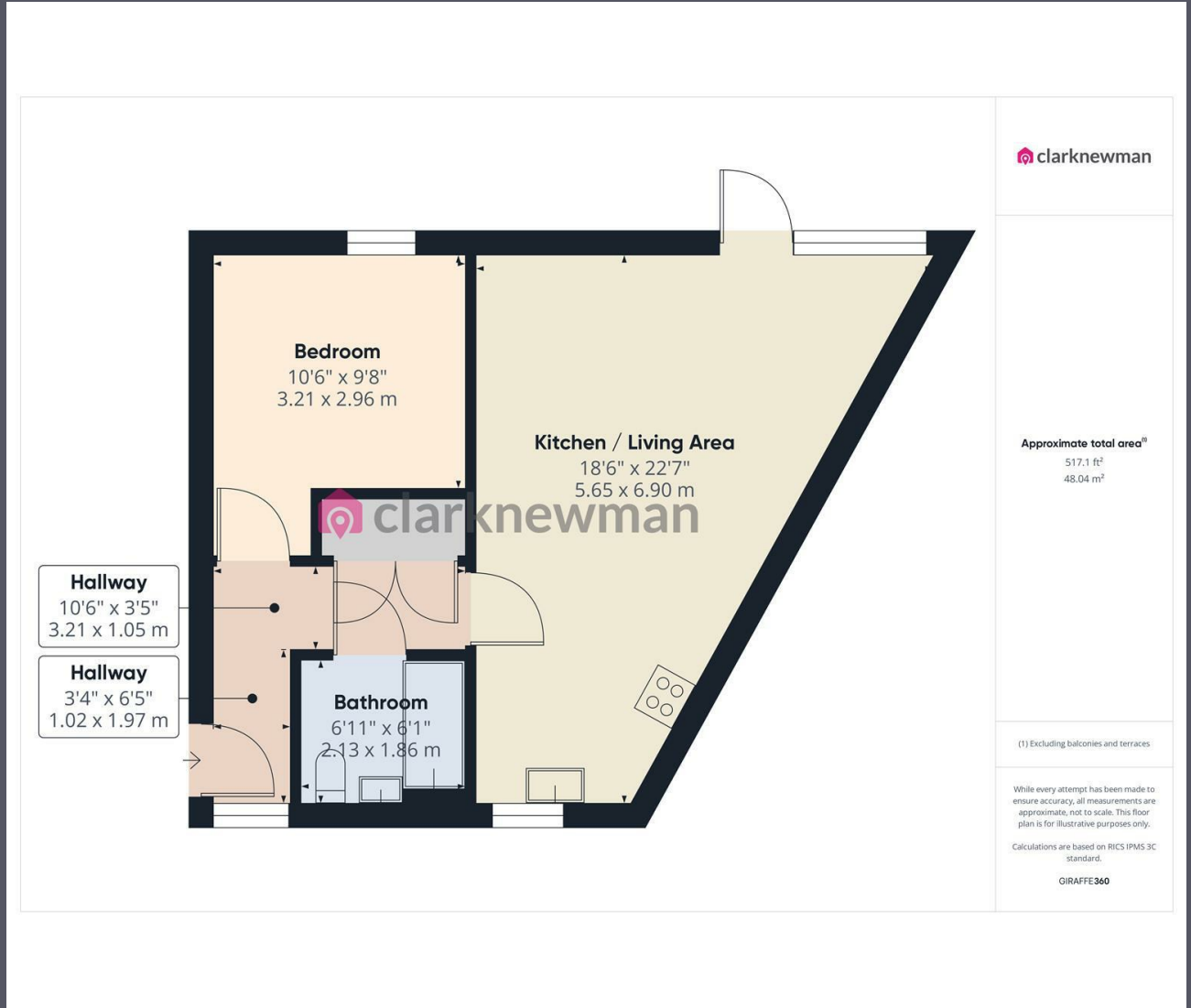
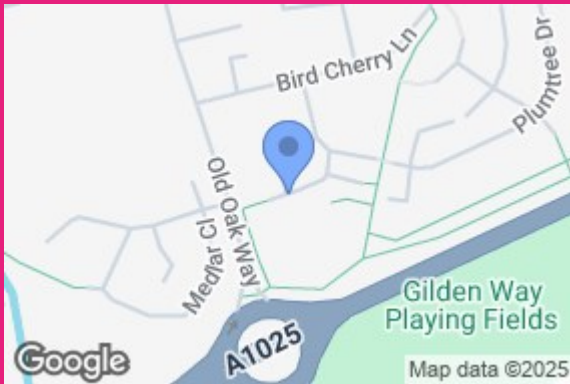
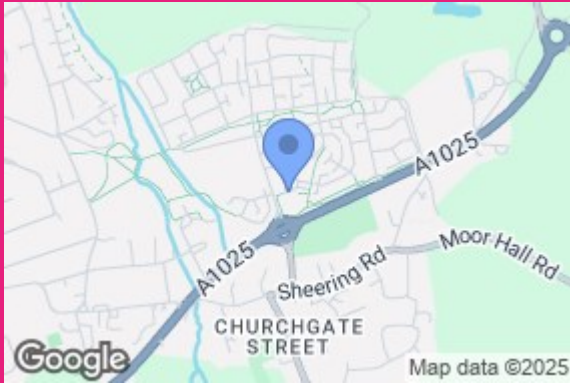
Lease: 123 years remaining

The property was built in 2022 so is still well within the 10-year New Build NHBC warranty.









Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk