



Barley Croft | Harlow | CM18 7RU

Asking Price £190,000

 clarknewman



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A LARGE ONE BEDROOM GROUND FLOOR FLAT with private South-facing rear garden. The property comprises of a spacious entrance hall, modern fitted kitchen benefitting from a range of wall and base units as well as integrated appliances with open plan living to the bright and airy lounge with direct access to the private rear garden. Additionally, the property offers a large double bedroom, a luxury fitted bathroom suite and ample storage throughout. The private rear garden is low maintenance with patio and offers rear access. Viewings highly advised.

- One Bedroom
- Private Rear Garden
- Council Tax Band: B
- Large Ground Floor Flat
- Well Presented Throughout
- EPC Rating: C

#### Entrance Hall

4'10 x 7'09 (1.47m x 2.36m)

Large cupboard (in communal area) owned to the flat. Front door, spacious entrance hall, radiator to wall and two large storage cupboards. Internal door to bathroom.







### Lounge/Kitchen

18'10 x 12'11 (5.74m x 3.94m)

Modern fitted kitchen with a range of wall and base units, further features include integrated oven and hob with extractor fan above, plumbing for washing and space for fridge freezer. Open plan living to lounge. The bright and airy lounge offers ample entertaining space with vertical radiator to wall, large UPVC double glazed window and door leading to private garden.

### Bedroom

13'09 x 8'03 (4.19m x 2.51m)

Large double bedroom with UPVC double glazed window to rear and radiator to wall.

### Bathroom

6'06 x 6'09 (1.98m x 2.06m)

Fully tiled luxury fitted bathroom offering large walk in shower with thermostatic control, white toilet and vanity sink. Chrome heated towel rail to wall.

### Garden

A private South-facing rear garden with patio offering ample seating/entertaining space. Rear access.

### Lease Information

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

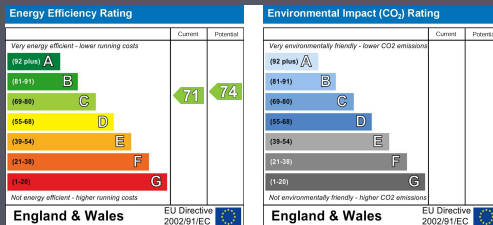
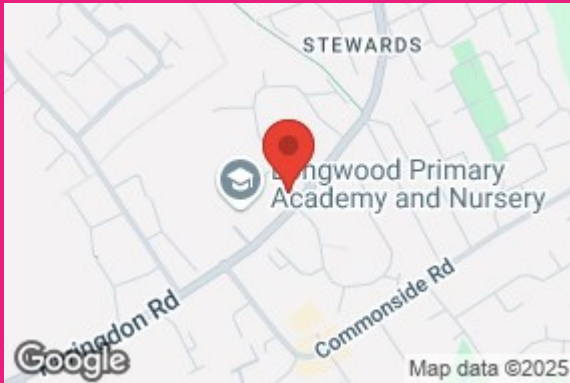
Service Charge: (inc buildings insurance) £1,080 per annum

Ground Rent: £10 per year

Lease: 84 years remaining

### Local Area

Barley Croft is located close to Staple Tye shopping centre, just a short walk away (0.3 miles) providing local shops and amenities. There is a choice of schools within the local area (St James C of E Primary School, Longwood Primary Academy & Stewards Academy). Long Banks is situated 1.5 miles to Harlow Town Centre and 1.8 miles to Princess Alexandra Hospital.



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