



Barnfield Way | Newhall | Harlow | CM17 9TN

Offers In Excess Of £235,000



Barnfield Way | Newhall
Harlow | CM17 9TN
Offers In Excess Of £235,000

AN IMMACULATELY PRESENTED ONE BEDROOM GROUND FLOOR MAISONETTE with private front door and allocated parking. The property comprises of a spacious open plan living room with windows to front and rear aspect providing ample natural light, modern fitted kitchen with a range and wall and base units, generously sized double bedroom with fitted wardrobes and a luxury bathroom suite. The property is being sold with no onward chain. Virtual tour available.

- One Double Bedroom
- No Onward Chain
- Council Tax Band: B
- Ground Floor Maisonette
- Allocated Parking
- EPC Rating: B

Front

External entrance door leading directly into flat. Allocated parking space to rear of property.

Living Room

9'0" x 18'3" (2.74m x 5.56m)

External door to street. Double glazed window to front, radiator to wall. Internal door to hallway, open plan to kitchen.





Kitchen

13'11" x 11'03" (4.24m x 3.43m)

Double glazed window to rear aspect, radiator to wall. Modern fitted kitchen with a range of wall and base units, laminate worktops, stainless steel 1.5 sink and drainer and a range of integrated appliances including; fridge freezer, oven, hob, washing machine and dishwasher. Open plan to living room.

Hallway

3'5" x 7'8" (1.04m x 2.34m)

Radiator to wall. Internal doors to living room, bedroom, bathroom and storage cupboard.

Bedroom

10'0" x 12'6" (3.05m x 3.81m)

Two double glazed windows to rear aspect, radiator to wall. Fitted bedroom furniture (available for purchase). Internal door to hallway.

Bathroom

7'6" x 5'8" (2.29m x 1.73m)

Part tiled luxury bathroom suite comprising of white bath with glass screen and shower over bath, white WC and sink to wall. Chrome heated towel rail. Extractor fan and shaver socket. Large mirror to wall. Internal door to hallway.

Lease Information

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

Service Charge: £692.69 per annum

Estate Charge: £310.28 per annum

Ground Rent: £10 per annum

Lease: 245 years remaining

Local Area

Barnfield Way is in an excellent position within Newhall, adjacent to London Road whilst being amongst the local facilities that Newhall has to offer including Co-op food store, Coffee Base cafe and salons. Newhall is also a short drive to the new junction 7A of the M11.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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