



Pennymead | Harlow | CM20 3JE

Asking Price £220,000

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A TWO DOUBLE BEDROOM SPLIT LEVEL MAISONETTE with private front door. The property comprises of a spacious entrance hall, modern fitted kitchen with a range of wall and base units with integrated appliances, large lounge with ample space for dining and private balcony overlooking local woodland. The first floor benefits from two generously sized double bedrooms and a family bathroom suite. Viewings highly advised.

- Two Double Bedrooms
- Private Balcony
- Council Tax Band: B
- Split Level Maisonette
- Well Presented Throughout
- EPC Rating: TBC

Front

Communal parking area to front, local woodland to rear. Communal staircase on exterior of building leading to front door located on second floor. Two large external storage cupboards owned by the property.

Entrance Hall

Spacious entrance hall and access to lounge and kitchen. Understairs storage and stairs leading to first floor.



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Kitchen

Modern fitted kitchen with a range of wall and base units offering integrated oven and hob with extractor fan above, fridge freezer and plumbing for washing machine. UPVC double glazed window to front and storage cupboard.

Lounge/Diner

Large lounge with ample natural light being provided by UPVC double glazed windows and double doors leading to private balcony, radiator to wall and space for dining/entertaining.

Landing

UPVC double glazed window to front and internal doors to double bedrooms and family bathroom.

Bedroom One

Large double bedroom with UPVC double glazed window to rear, built in wardrobes and radiator to wall.

Bedroom Two

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

Bathroom

Fully tiled family bathroom suite offering bath with shower, white toilet and sink. UPVC double glazed window to front and chrome heated towel rail to wall.

Private Balcony

Private balcony with ample seating space.

Lease Info

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

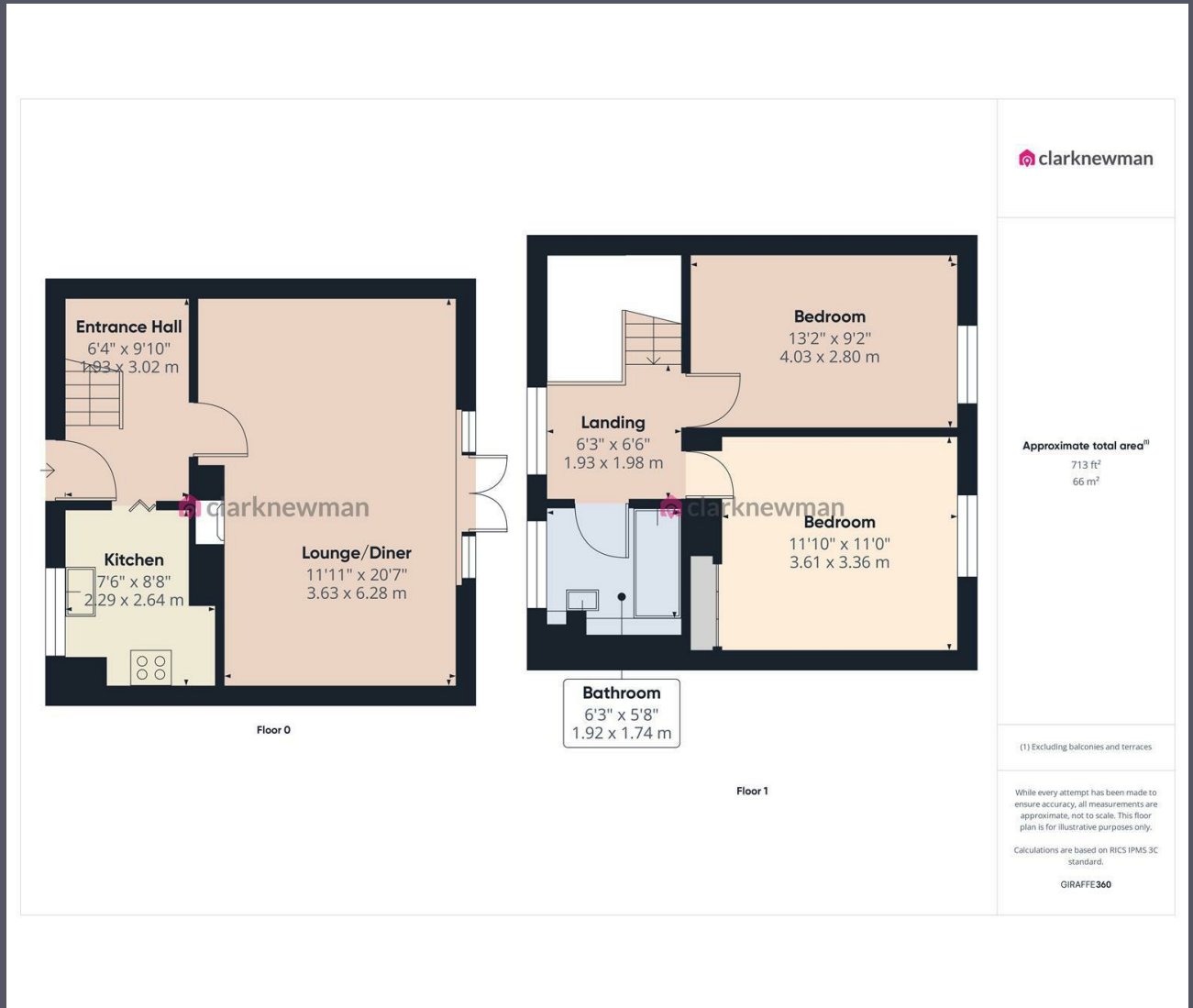
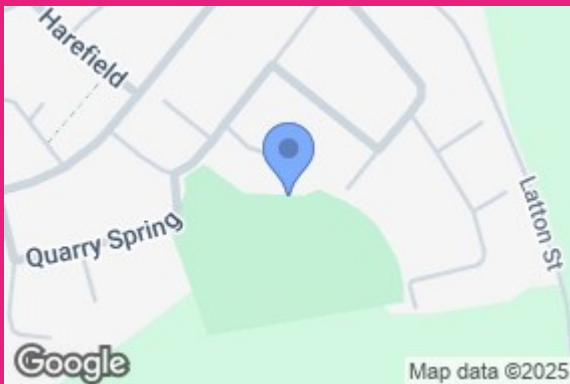
Service Charge: £1,140

Ground Rent: £10

Lease: 88 years remaining (approx)

Local Area

Pennymead is always a popular location within the town due to its close proximity to The Stow Shopping Centre, which offers a variety of amenities. Further benefits include being within walking distance of both primary and secondary schools, and Harlow Town Train Station (providing access to London, Cambridge and Stansted Airport) being located just over two miles away.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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