



Iceni Square | Harlow | CM18 7FL

Asking Price £295,000

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A WELL PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR FLAT with allocated parking. The property comprises of a spacious living room with open plan modern fitted kitchen, private balcony overlooking communal grounds to front, two double bedrooms and luxury bathroom suite with thermostatic shower over bath. Iceni Square was built in 2017 and benefits from still being within the initial 10-year NHBC warranty. Viewings advised. Online virtual tour available.

- Two Double Bedrooms
- Allocated Parking Space
- Council Tax Band: C
- First Floor Flat
- Private Balcony
- EPC Rating: B

#### Iceni Square

Iceni Square is a private block which benefits from allocated parking (plus visitor spaces), secure entry video intercom and bin sheds. The estate is well kept and looked after by the management company.

#### Entrance Hall

18'8" x 3'5" (5.69m x 1.04m)

External door to communal lobby. Built in storage cupboard plus a utility cupboard with plumbing for washing machine. Radiator to wall. Internal doors to living room, bedrooms, and bathroom.



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## Living Room

15'0" x 14'5" (4.57m x 4.39m)

Four UPVC double glazed windows across two aspects providing plenty of natural light, double glazed door out to private balcony with views across communal park. Radiator to wall. Open plan to kitchen, internal door to hallway.

## Kitchen

8'5" x 10'8" (2.57m x 3.25m)

UPVC double glazed window to side aspect. White high gloss kitchen with a range of wall and base units, laminate work surfaces, 1.5 sink and drainer and integral appliances including fridge freezer, dishwasher, electric oven and gas hob with cooker hood above. Gas combination boiler located within kitchen units. Open plan to living room.

## Bedroom One

16'0" x 9'4" (4.88m x 2.84m)

UPVC double glazed window to front looking out to balcony and communal park. Radiator to wall. Internal door to entrance hall.

## Bedroom Two

12'4" x 10'9" (3.76m x 3.28m)

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

## Bathroom

5'6" x 9'2" (1.68m x 2.79m)

Luxury part tiled bathroom suite comprising of white WC, sink and bath with glass screen and thermostatic shower over bath. Large mirror, shaver socket and chrome heated towel rail to walls. Extractor fan in ceiling. Internal door to entrance hall.



## Lease Information

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

Service Charges: £141.25 per month

Ground Rent: £0

Lease: 117 years remaining

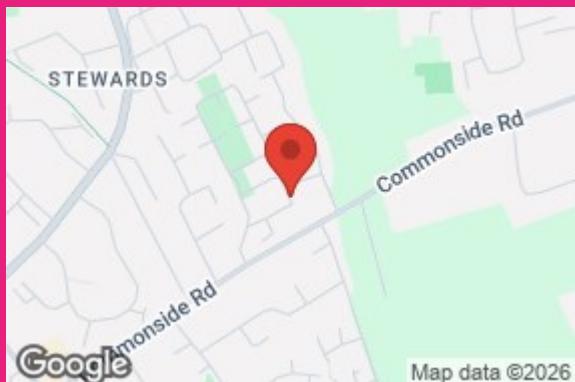
## Local Area

Iceni Square was built in 2017 within the popular Atelier development by Countryside Homes, situated off Commonside Road. Iceni Square benefits from excellent transport links, with Harlow Town Station just a short journey away, providing direct rail services to the City. A regular bus service connects residents to Epping Station, linking them to the Central Line. For those travelling by road, the development is conveniently located off junction 7 of the M11, facilitating easy access to the M25, Stansted Airport, and beyond. There is a great choice of both primary and secondary schools within close proximity.

## Agents Note

This property was built in 2017 and still benefits from remaining years left of the original 10-year NHBC warranty.





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Approximate total area<sup>(1)</sup>

736 ft<sup>2</sup>  
68.4 m<sup>2</sup>

Balconies and terraces

47 ft<sup>2</sup>  
4.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	(81-91) B	85	85
(65-80) C	(55-68) D	(32-54) E	(21-38) F
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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