



Victoria Gate | Church Langley | Harlow | CM17 9TA

Offers Over £230,000

 clarknewman



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A HIGHLY IMPRESSIVE TWO DOUBLE BEDROOM FIRST FLOOR FLAT benefitting from full refurbishments throughout and ample living space. The property comprises of a large and inviting entrance hall, bright and airy lounge with ample entertaining/dining space with both UPVC double glazed windows and Juliet balcony, a high specification modern fitted kitchen with a range of wall and base units as well as integral appliances, two generously sized bedrooms and a fully tiled bathroom suite. Other features include gas heating via radiators, UPVC double glazed windows throughout and a long lease of just under 100 years. Viewings highly advised.

- Two Bedrooms
- Immaculate Condition
- Council Tax Band: C
- First Floor Apartment
- Sought After Location
- EPC Rating: C

#### Front

Allocated parking to rear with a further visitors parking space to front. Communal gardens.

#### Entrance Hall

12'10 x 6'02 (3.91m x 1.88m)

Large and inviting entrance hall with internal doors to bedrooms, bathroom, lounge and kitchen. Radiator to wall, intercom system and storage cupboard.





### Kitchen

9'06 x 7'07 (2.90m x 2.31m)

Highly impressive modern fitted kitchen with a range of wall and base units offering integrated oven and hob with extractor fan above, fridge freezer and washing machine. Inset sink and drainer, boiler to wall and two UPVC double glazed windows.

### Lounge/Diner

19'04 x 10'03 (5.89m x 3.12m)

Bright and airy lounge/diner providing ample entertaining and dining space with UPVC double glazed windows and Juliet balcony to rear overlooking woodland. Radiator to wall.

### Bedroom One

9'06 x 13'08 (2.90m x 4.17m)

Large double bedroom with ample space for wardrobes, UPVC double glazed window and radiator to wall.

### Bedroom Two

9'03 x 7'11 (2.82m x 2.41m)

Generously sized bedroom with UPVC double glazed window and radiator to wall.

### Bathroom

6'07 x 5'05 (2.01m x 1.65m)

Fully tiled bathroom suite offering bath with shower, white toilet and sink. Extractor fan and radiator to wall.

### Local Area

Victoria Gate is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities. Harlow Town train station has direct trains running to London Tottenham Hale, London Liverpool Street and Cambridge. Church Langley is also only 6.5 miles to Epping Underground Station situated on the Central Line.

### Lease Information

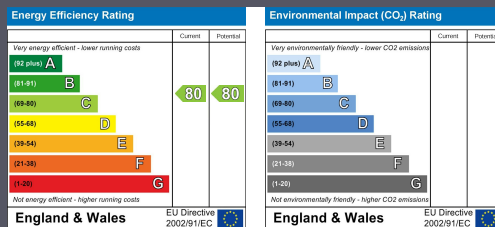
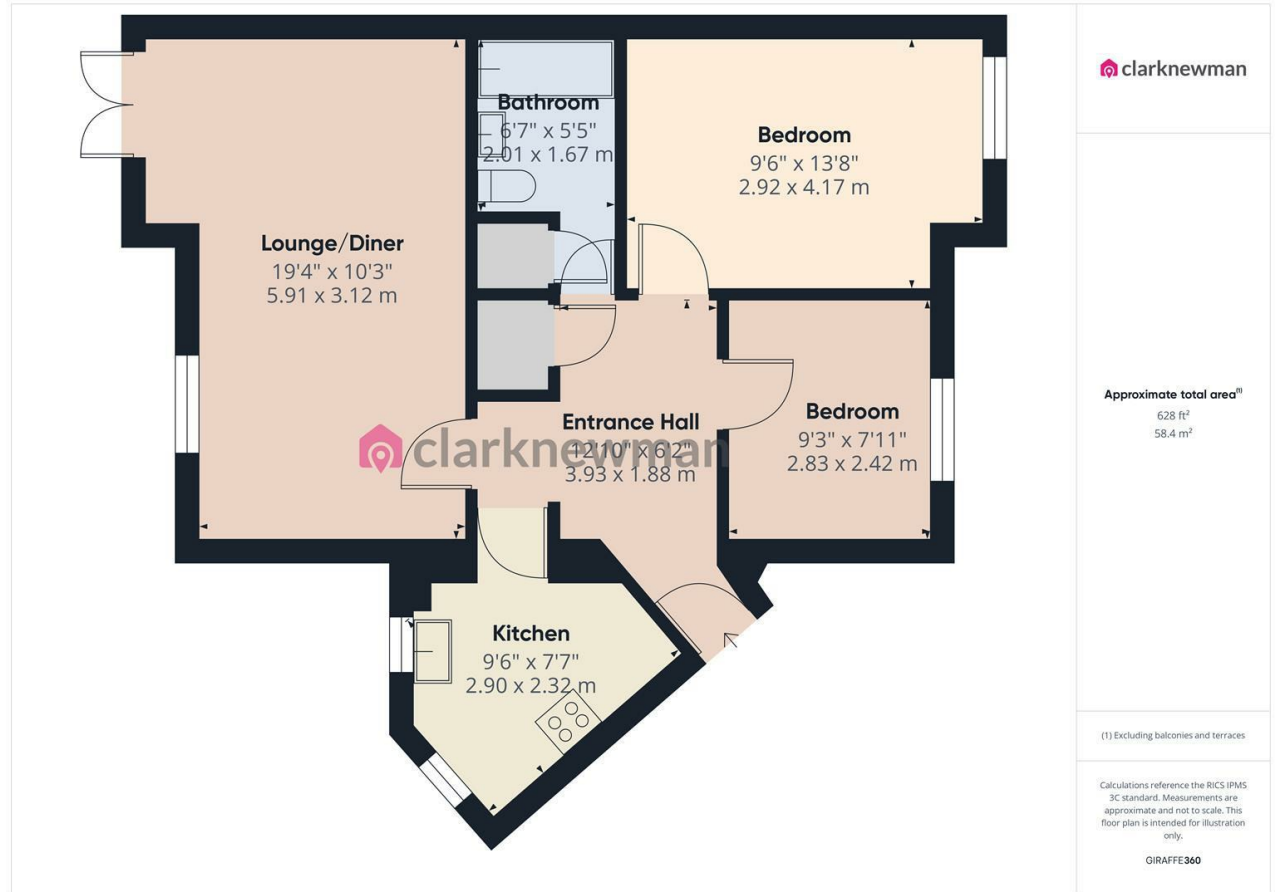
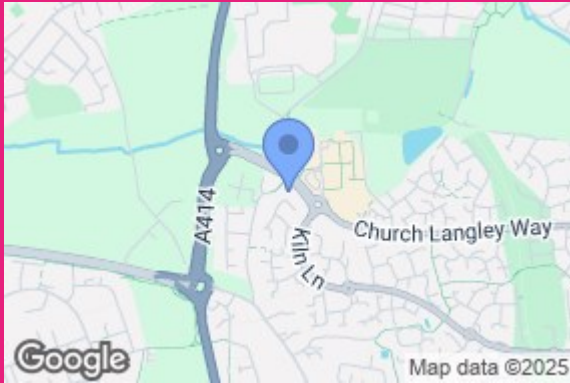
The below figures have been provided to us by the vendors:

Service Charges: £1,430 per annum (approx.)

Ground Rent: £200 per annum (approx.)

Lease: 97 years remaining





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