



Aspen Way | Gilden Park | Harlow | CM17 0FJ

40% Shared ownership £116,000



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40% SHARED OWNERSHIP: A WELL PRESENTED TWO DOUBLE BEDROOM TOP FLOOR APARTMENT located in the popular Gilden Park development. The property comprises of a spacious entrance hall, a modern fitted kitchen with open plan living and door out to the large panoramic L-shaped balcony, two double bedrooms and a family bathroom suite. Other features include allocated parking, gas heating via radiators and double glazed windows throughout. The property is available for sale with no onward chain.

Please note the marketing price is for a 40% share in the property, with the full marketing price being £290,000. There is also a monthly rent payable of £517.75 (based on a 40% share) and service charges of £112.84. Lease remaining of 120 years. Please call us regarding your shared ownership eligibility before booking to view.

- Two Double Bedrooms
- Top Floor Flat
- Allocated Parking
- Panoramic Balcony
- Council Tax Band: C
- EPC Rating: B

### Aspen Way

Aspen Way is a private block within Gilden Park which benefits from allocated parking (plus visitor spaces), secure entry intercom and bin sheds. The estate is well kept and looked after by the management company. This property is situated on the top floor of the building





### Entrance Hall

3'6" x 9'4 (1.07m x 2.84m)

Radiator and secure entry phone to wall. External door to communal landing, internal doors to living room/kitchen, bedrooms and family bathroom. Large double cupboard.

### Living Room & Kitchen

22'9" x 11'5" (6.93m x 3.48m)

UPVC double glazed window and doors out to balcony. Two radiators to walls. Fitted kitchen with a range of wall and base units, laminate worktops, 1.5 stainless steel sink and drainer, integral electric oven and gas hob with cooker hood above, washing machine and space for fridge freezer. Internal door to entrance hall.

### Balcony

Large L-shaped panoramic balcony on both North & West aspects with views overlooking the green/park. UPVC double glazed door into living room.

### Bedroom One

13'6" x 9'1" (4.11m x 2.77m)

UPVC double glazed window, radiator to wall. Internal door to hallway.

### Bedroom Two

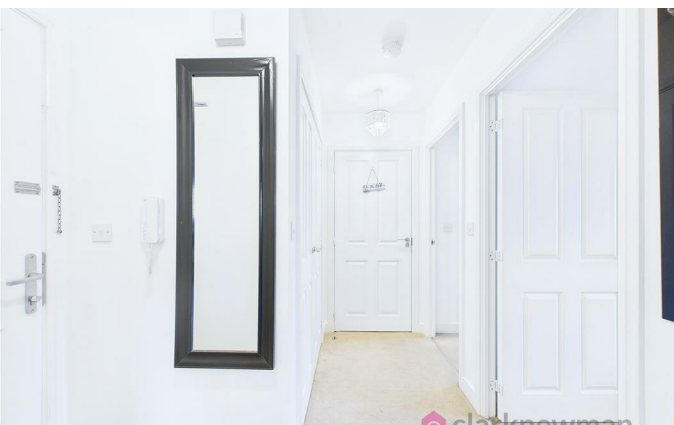
15'7" x 8'4" (4.75m x 2.54m)

UPVC double glazed window, radiator to wall. Internal door to hallway.

### Bathroom

6'6" x 6'2" (1.98m x 1.88m)

White three piece suite comprising of WC, pedestal sink and bath with shower attachments. Radiator and shaver socket to wall. Airing cupboard. Internal door to hallway.



## Lease Information

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

Service Charges: £112.84 per month

Ground Rent: £0

Lease: 120 years remaining

## Shared Ownership

Have you looked into shared ownership properties before? If not, please get in touch!

The basics:

1. View the property online
2. If you like the property, check if you are eligible by speaking with a mortgage advisor and by checking online <https://www.gov.uk/shared-ownership-scheme/who-can-apply>
3. Book a viewing to visit property
4. Make an offer
5. Once offer is agreed we will put you in touch with Sparrow Shared Ownership to complete full application for eligibility

The property for sale is for a 40% share of the property, the total property value is £290,000. There is a monthly rent payable to Sparrow Shared Ownership of £517.75 and a monthly service charge of £112.84.

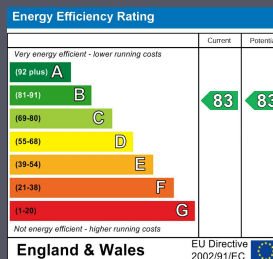
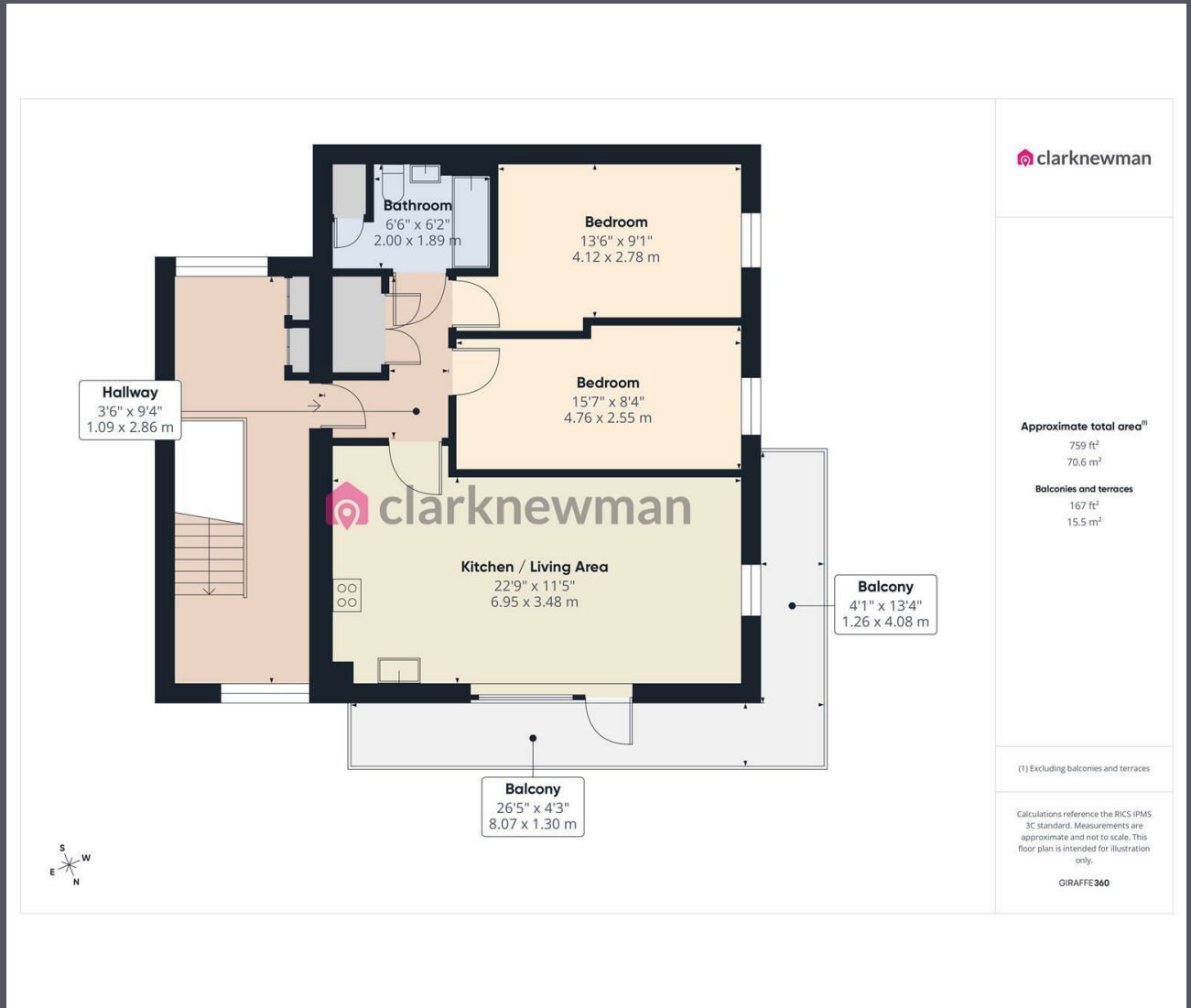
## Local Area

Aspen Way is situated in the popular new development of Gilden Park, on the outskirts of Harlow and is located close to local amenities, schooling, Harlow Mill Train Station and the new M11 7A Junction. Within Gilden Park there is a primary school, sports/community hall and commercial units all under construction. There is now a bus route with links to Harlow Town Centre.

## Agents Note

This property was built in 2020 and still benefits from remaining years left of the original 10-year NHBC warranty. The property is available for sale with no onward chain.





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