



Church End | Harlow | CM19 5PG

Asking Price £150,000

 clarknewman

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A WELL PRESENTED LARGE ONE BEDROOM FIRST FLOOR FLAT located on the outskirts of Harlow. The property comprises of a spacious entrance hall, fitted kitchen with a range of wall and base units, bright and airy lounge with ample space for dining, large double bedroom, an extremely spacious store room (ideal for a work from home space) and luxury fitted bathroom suite. Further benefits include gas heating via radiators and UPVC double glazed windows. This property is being sold with no onward chain. Virtual tour available.

- One Bedroom
- First Floor Flat
- Well Presented
- No Onward Chain
- Council Tax Band: B
- EPC Rating: D

Entrance Hall

2'7" x 11'3" (0.79m x 3.43m)

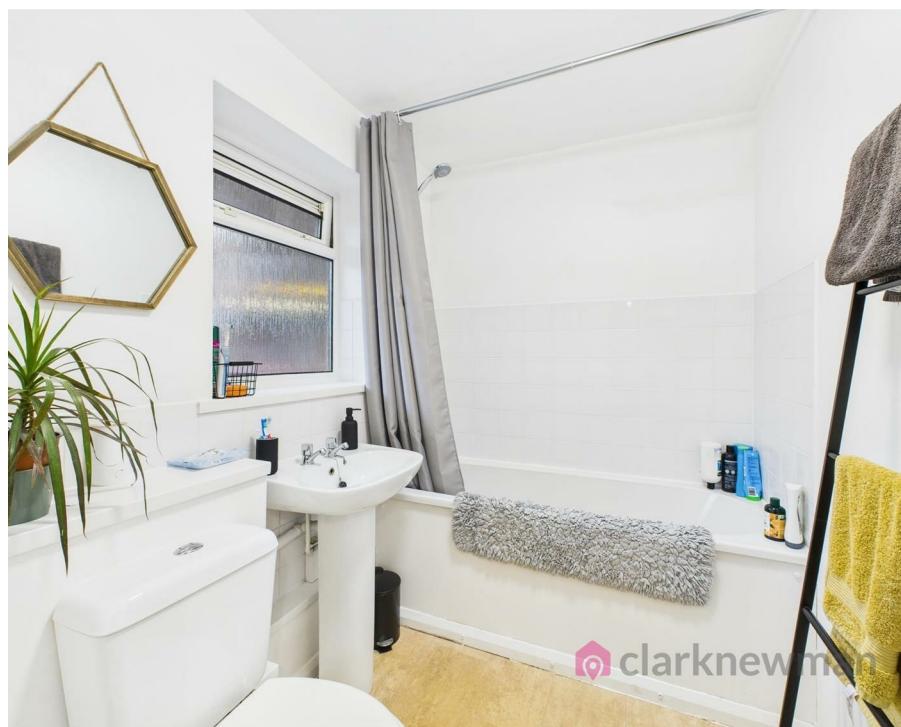
Large entrance hall with front door to communal area, internal doors to all rooms in the property and radiator to wall.

Kitchen

11'5" x 6'8" (3.48m x 2.03m)

Modern fitted kitchen with a range of wall and base units offering space for freestanding oven and hob, fridge freezer and plumbing for washing machine. UPVC double glazed window to front.





Living Room

11'4" x 14'8" (3.45m x 4.47m)

Bright and airy lounge with ample living/dining space providing large UPVC double glazed window to rear and radiator to wall.

Bedroom

11'4" x 10'6" (3.45m x 3.20m)

Spacious double bedroom with plenty of space for wardrobes benefitting from UPVC double glazed window and radiator to wall.

Bathroom

7'3" x 5'6" (2.21m x 1.68m)

Luxury fitted bathroom suite offering bath with shower, white toilet and sink. UPVC double glazed window to front and radiator to wall.

Store Room

8'5" x 4'11" (2.57m x 1.50m)

Very useful and large store room (ideal for a work from home space).

Lease Information & Further Info

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

Service Charge: (inc buildings insurance) £1,977.96 per annum

Ground Rent: £10 per year

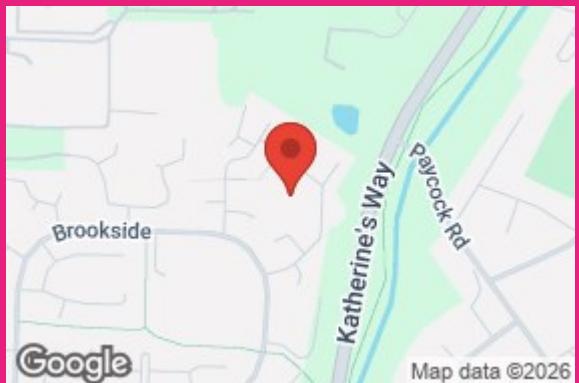
Lease: 85 years remaining

The sellers have received a Notice of Intention from Harlow Council in relation to proposed qualifying works to the building. Quotations are yet to be issued, and any associated costs will be the responsibility of the purchaser following completion. The asking price has been adjusted to reflect this.

Local Area

Church End is located in the popular Katherines development on the outskirts of Harlow, close to Roydon and Nazeing.

Within Katherines there is a local convenience store, schooling and takeaway. Harlow Town Centre is located 2.5 miles away (approx. 10 min drive).



Bedroom
11'4" x 10'6"
3.47 x 3.22 m

Living Room
11'4" x 14'8"
3.48 x 4.47 m

Storage Room
8'5" x 4'11"
2.57 x 1.51 m

Bathroom
7'3" x 5'6"
2.23 x 1.70 m

Kitchen
11'5" x 6'8"
3.50 x 2.04 m

Hallway
2'7" x 11'3"
0.80 x 3.44 m

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Approximate total area⁽¹⁾
484.17 ft²
44.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(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

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