



Etchels Road, Newhall, Harlow

Guide Price £300,000



- Secure intercom entry
- Immaculately presented throughout
- Approximately 1 mile to Harlow railway station
- Built approximately 2020
- Lease approximately 248 years
- 1st floor flat
- Two allocated parking spaces
- Open plan lounge/kitchen
- Two bedrooms, en-suite and family bathroom



Immaculately presented two bedroom 1st floor flat offered for sale with secure intercom entry and two allocated parking spaces. Located within approximately 1 mile to Harlow railway station. Built approximately 2020. Accommodation boasts entrance hall, two double bedrooms, three piece bathroom and open plan lounge/kitchen. Lease approximately 246 years remaining.

Guide price £300,000 - £325,000

Enter the building via secure intercom entry.

Entrance hall gives access to all rooms. Storage cupboard.

Bedroom one 12'4 x 10'5 double glazed window. Fitted wardrobes with overhead storage cupboards.

En-suite comprises, shower, vanity wash hand basin and close coupled WC. Heated towel rail. Part tiling to walls. Obscure double glazed window.

Bedroom two 12'4 x 8'11 double glazed window.

Bathroom comprises panel bath fitted with shower, wash hand basin and close coupled WC. Obscure double glazed window. Tiling to walls. Tiled flooring.

Lovely size lounge/kitchen 23'0 x 11'11 dual aspect double glazed windows. Colour washed wooden style flooring. Smooth ceiling, spotlighting.

Kitchen offers high gloss wall and base mounted units with matching storage drawers. Complimentary work surfaces housing sink drainer. Hob, electric oven. Continuation of flooring.

The property has two allocated parking spaces.

Further Details:

Length of lease: 246 years approximately.

Council Tax Band: C

Local Authority: Harlow

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

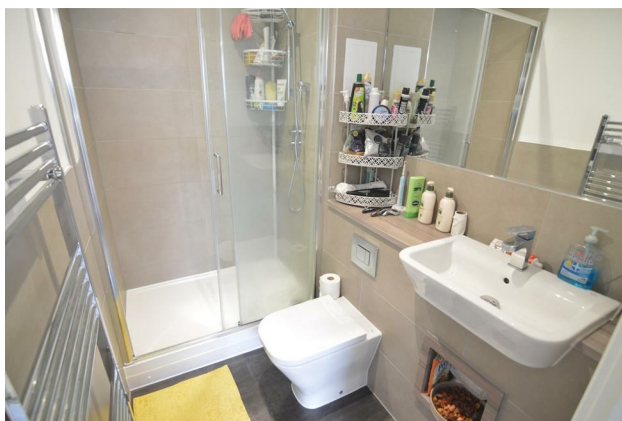
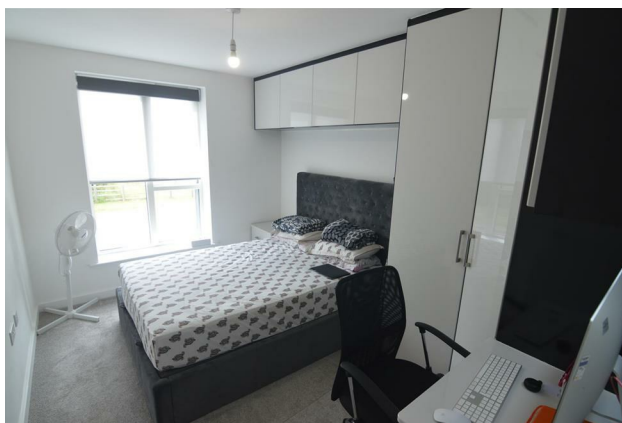
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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Local Life

Harlow is a large town and local government district located in the west of Essex, Harlow has its own commercial and leisure economy. M11 corridor which includes Cambridge and London Stansted Airport to the north. Close to Old Harlow is a historic village founded by the early medieval age and most of its high street buildings are early Victorian and residential, mostly protected by one of the Conservation Areas in the district. The M11 motorway passes through to the east of the town.



Floor Plan

