



Roydon Mill, Roydon Harlow CM19 5EJ

welcome to

Roydon Mill, Roydon Harlow

WILLIAM H BROWN are pleased to offer for sale this well presented TWO BEDROOM GROUND FLOOR MAISONETTE located in the heart of the popular Roydon village and within easy reach of local shops and mainline rail station. Benefits include a GARAGE and being offered with SHARE OF FREEHOLD.



Accommodation Comprises

Main private front door leading to:

Entrance Hall

With airing cupboard providing ample storage, doors to lounge, bathroom and 2 x bedrooms.

Lounge

16' 2" x 12' 1" (4.93m x 3.68m)

Two multipane windows to front and side aspects, power points, tv point, panel heater.

Kitchen

7' 2" x 11' 7" (2.18m x 3.53m)

A range of modern wall cupboards, ample work tops with cupboards and drawers under. Space for fridge freezer, sink unit, built in oven, hob and extractor fan. Multipane feature window.

Bedroom 1

10' 6" max x 10' 3" (3.20m max x 3.12m)

Multipane window, power points, panel heater.

Bedroom 2

8' 5" x 7' 4" (2.57m x 2.24m)

Multipane window, panel heater, power points.

Bathroom

Comprising a panelled bath, shower attachment, low flush wc, sink unit, multipane window.

Exterior

Communal gardens. Garage with parking to front.

Agents Note

The sellers advise that they pay £150 pcm as a contribution towards upkeep.

The property is held on a leasehold title with the buyer benefitting from a Share of the Freehold on completion and will collectively become a member of the Freehold with the other leaseholders. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability before proceeding.



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Roydon Mill, Roydon Harlow

- Ground Floor Two Double Bedroom Maisonette
- Share of the Freehold
- Garage & Allocated Space
- Communal Gardens
- Modern Kitchen and Bathroom
- Newly Decorated Throughout
- Chain Free
- Stunning Riverside Views

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£269,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112586 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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