



**The Willows, Little Harrowden NN9 5BJ**

**welcome to**

**The Willows, Little Harrowden**

This is a delightful and well presented ground floor apartment situated in the sought after village of Little Harrowden in a cul-de-sac position. The Property boasts two double bedrooms, modern kitchen and bathroom and electric heating. A generous lease in excess of 900 years.



**Entrance Hall**

Double glazed door to side, electric heater, wall mounted fuse box, built-in airing cupboard housing hot water cylinder.

**Lounge**

14' 11" x 10' 7" ( 4.55m x 3.23m )

Double glazed windows to front and side, feature fireplace, electric heater, coving to ceiling.

**Kitchen**

10' 5" x 6' 10" ( 3.17m x 2.08m )

Double glazed window to front. Kitchen comprising one and a half bowl sink and drainer inset to work surface, base and wall storage units, plumbing for washing machine and dishwasher, tiled splash backs and floor, fitted extractor hood.

**Bedroom One**

12' 7" x 10' 7" ( 3.84m x 3.23m )

Double glazed window to rear, electric heater, built-in range of wardrobes.

**Bedroom Two**

10' 6" x 8' 10" ( 3.20m x 2.69m )

Double glazed window to rear, electric heater.

**Bathroom**

Suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splash backs, electric heater.

**Outside  
Garden**

Large wrap around communal garden.

**Garage**

In block with up and over door to front.

**Parking**

Communal parking.

**Service Charge**

Low service charge as self management by residents.



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## The Willows, Little Harrowden

- Ground floor apartment
- Two generous bedrooms
- Village and cul-de-sac position
- Lease in excess of 900 years and low maintenance service charge
- Garage and communal parking

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR112605 - 0005

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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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