



**St. Marys Lane, HARLOW CM20 2GU**

**welcome to**

**St. Marys Lane, HARLOW**

\*GUIDE PRICE £285,000-£295,000\* A well-presented 2 bedroom ground floor flat offering allocated parking for two cars and situated in the sought-after development of Ram Gorse Park, Harlow. The location is ideally situated within walking distance to HarlowTown station, the town park and the hospital.





## - Accommodation Overview -

### Entrance Hall

Vinyl flooring, radiator, 2 storage cupboards and entry phone system.

### Lounge

21' 5" x 11' 1" max ( 6.53m x 3.38m max )

Two double glazed windows to rear aspect and one to side access. Two radiators and vinyl flooring.

### Kitchen

8' 5" x 8' 9" ( 2.57m x 2.67m )

Double glazed window to side access, stainless steel drainer unit with mixer tap, plumbing for washing machine, 4 ring gas hob, electric oven, extractor hood, fitted wall and base units with work surfaces over, vinyl flooring and spotlights.

### Bedroom 1

12' 2" x 10' 9" ( 3.71m x 3.28m )

Double glazed window to front aspect, double glazed window to side access, fitted carpet, radiator and fitted wardrobe.

### Bedroom 2

10' 9" x 9' max ( 3.28m x 2.74m max )

Double glazed window to front aspect. Radiator and fitted carpet.

### Bathroom

Panel bath, mixer tap, shower attachment and shower screen. Wash hand basin, wc, radiator, vinyl flooring, spotlights and extractor fan.

## - Outside -

### Parking

Two allocated parking spaces.



**view this property online** [williamhbrown.co.uk/Property/HLO103949](http://williamhbrown.co.uk/Property/HLO103949)



welcome to

## St. Marys Lane, HARLOW

- Two bedrooms
- Well presented
- Modern fitted kitchen
- Two allocated parking spaces
- Ground floor position

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£285,000**



Total floor area 62.7 sq.m. (675 sq.ft.) approx  
This location is for illustrative purposes only and is not checked to scale. Measurements, floor areas, openings and proportions are approximations. They should not be relied upon for any purpose and do not form any part of an agreement. Be ready to look for any error or mis-statement. All parties read, sign and date independently.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HLO103949](http://williamhbrown.co.uk/Property/HLO103949)



Property Ref:  
HLO103949 - 0004

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.

william h brown



**01279 433469**



[harlow@williamhbrown.co.uk](mailto:harlow@williamhbrown.co.uk)



15 Broad Walk, HARLOW, Essex, CM20 1HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)