



**Bromley Close, Harlow CM20 2GD**



**welcome to**

**Bromley Close, Harlow**

**\*\*CASH BUYERS ONLY\*\*** Offered on a chain free basis is this two bedroom ground floor apartment located in a private development off of Edinburgh Way, Harlow. The property is within walking distance of Harlow Mill mainline station with regular train services to Tottenham Hale & London Liverpool St.



## -Accommodation Overview-

### Lounge:

11' 6" x 15' 11" ( 3.51m x 4.85m )  
electric radiator, carpeted.

### Kitchen:

7' x 9' 5" ( 2.13m x 2.87m )  
Fitted wall and base units with work surface over,  
stainless steel sink unit with mixer tap over, electric  
hob with oven beneath, integrated fridge freezer,  
window to front.

### Bedroom One:

11' 2" x 8' 6" ( 3.40m x 2.59m )  
Window to rear aspect, electric radiator, carpeted  
flooring, door to en-suite.

### En-Suite Shower Room:

Shower cubicle, wash hand basin, WC, extractor fan.

### Bedroom Two:

9' 6" x 8' 6" ( 2.90m x 2.59m )  
Window to rear aspect, carpeted, electric radiator.

### Bathroom:

Three piece suite comprising of panel enclosed bath,  
WC, wash hand basin.

### Charges:

Service Charge: £1146  
Ground Rent: £215  
157 years from 1st March 2006

### Agent Notes:

Agents Note; We have been unable to verify material  
information that relates to this property. We ask that  
buyers make their own enquiries and satisfy  
themselves in regards to any specific requirements  
before proceeding.



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## Bromley Close, Harlow

- Two Bedroom, Two Bathroom Flat
- Ground Floor Position
- \*\*\*CHAIN FREE\*\*\*
- En-suite To Master Bedroom & Family Bathroom
- Allocated Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 96.2 sq' (896 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any half floor area), openings and construction are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any errors, omissions or misstatements. It only shows the main importance. Forwarded by www.brokerage.com

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104292 - 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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