



Southern Lodge, Harlow CM19 4NH

welcome to

Southern Lodge, Harlow

Offered on a chain free basis is this one bedroom first floor maisonette in the sought after Southern Lodge over 55's warden assisted community. Situated in a private cul de sac turning offering access to Staple Tye shopping centre and Lister medical centre.



- Accommodation Overview -

Lounge

14' x 11' 4" (4.27m x 3.45m)

Two windows to the rear aspect, electric radiator and coved ceiling.

Kitchen

7' 8" x 7' 6" (2.34m x 2.29m)

Electric oven, electric hob, extractor fan and wall and base fitted units.

Bedroom 1

11' 3" x 9' 9" (3.43m x 2.97m)

Window to the rear aspect.

Bathroom

Window to front aspect, bath with mixer tap, shower cubicle, wash hand basin and wc.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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- One bedroom maisonette
- First floor position
- Modern fitted kitchen
- Chain free
- Four piece bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. 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 52.1 m² (561 sq ft) approx.
The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and positions 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 error, omission or misstatement. A callout may help you to see the property. Powered by www.floorplan.com

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO104340 - 0001

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.

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