



Ladyshot, Harlow CM20 3ER



**william
h brown**

welcome to

Ladyshot, Harlow

Early viewings are highly recommended on this beautifully presented two bedroom ground floor flat situated in Ladyshot, Harlow. The property offers a spacious lounge/diner with private balcony, two double bedrooms, family bathroom and a modern fitted kitchen with second private balcony.



- Accommodation Overview -

Lounge / Diner

17' 6" x 11' 4" (5.33m x 3.45m)

Window to front aspect, radiator, carpet and door leading to the balcony.

Kitchen

9' 7" x 9' 3" (2.92m x 2.82m)

Window to rear aspect, wood effect flooring, base and wall fitted units, space for white goods and door to balcony.

Bedroom 1

12' 9" x 11' 7" (3.89m x 3.53m)

Window to front aspect, radiator and carpet.

Bedroom 2

12' x 10' 10" (3.66m x 3.30m)

Window to front aspect, radiator and carpet.

Bathroom

Bath with mixer tap, wc, wash hand basin and partially tiled.

Balconies

Balcony off the lounge and balcony from the kitchen.



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- Two bedrooms
- Beautifully presented
- Ground floor position
- Two private balcony's
- Modern fitted kitchen

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Oct 1987. 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 60.8 m² (654 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation 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 party must rely upon its own inspection(s). Powered by www.focalagent.com

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO104395 - 0003

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