

Milwards, Harlow CM19 4SQ

welcome to

Milwards, Harlow

William H Brown are delighted to offer for sale this spacious, two bedroom, ground floor flat, situated in the convenient location of Milwards, Harlow. The flat is within 10 minutes walking distance from Staple Tye Shopping centre and Lister Medical Centre.













- Accommodation Overview -

Lounge/Diner 21' 9" x 10' 3" (6.63m x 3.12m) Window to rear aspect, window to front aspect, carpet and radiator.

Study

5' 1" x 4' 6" (1.55m x 1.37m) Window to rear aspect and boiler.

Kitchen

8' 2" x 6' 5" (2.49m x 1.96m) Window to rear aspect, wall and base units with work surfaces over, sink with drainer unit and space for white goods.

Bedroom 1

12' 4" x 10' 10" (3.76m x 3.30m) Window to rear aspect, radiator and carpet.

Bedroom 2

11' 1" x 6' 7" (3.38m x 2.01m) Window to rear aspect, radiator and carpet.

Bathroom

Part tiled room with wash hand basin, wc and bath.

- Exterior -

Communal Area

Shared communal area.









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- Two bedrooms
- Ground floor position
- Access to Staple Tye shopping centre
- Communal garden
- Ideal first time buy

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 912.00

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Oct 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£190,000







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



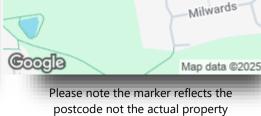
Total floor area 57.2 m² (615 sq.1), approx.

This floor area is floor area (1615 sq.1), approx.

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Milwards





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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.

and boundaries of the property and other important matters before exchange of contracts.