



**Red Lion Lane, HARLOW CM17 9BT**



**welcome to**

**Red Lion Lane, HARLOW**

**\*\*SHARE OF FREEHOLD\*\*** William H Brown are delighted to offer for sale this chain free two bedroom first floor flat situated in the sought after location of Potter Street Harlow. The property benefits from access to a communal garden, allocated parking and an extended 999 year lease upon completion.



## - Accommodation Overview –

### Entrance Hall

Laminate floor, radiator and storage cupboard.

### Lounge

19' 11" x 11' 11" ( 6.07m x 3.63m )

Double glazed window to rear aspect, double glazed window to front aspect, radiator and laminate floor.

### Kitchen

7' x 9' ( 2.13m x 2.74m )

Double glazed window to rear aspect, fitted wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap, gas cooker point, wall mounted boiler, plumbing for washing machine and dish washer, radiator, tiled floor and tiled splash back.

### Bedroom 1

12' x 9' ( 3.66m x 2.74m )

Double glazed window to front aspect, laminate floor, radiator and built in wardrobes.

### Bedroom 2

9' x 8' 11" ( 2.74m x 2.72m )

Double glazed window to front aspect, laminate floor and radiator.

### Bathroom

Double glazed frosted window to rear aspect, panel bath with mixer tap and shower attachment, wash hand basin, wc, radiator, storage cupboard, tiled floor and part tiled walls.

## - Agents Note -

The flat benefits from new windows and a boiler, which has a 5 year warranty.



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## Red Lion Lane, HARLOW

- Two bedrooms
- First floor position
- Chain free
- Potter Street location
- Allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2724.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1981.

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 60.6 m<sup>2</sup> (653 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.localagent.com

# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104643 - 0003

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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.

  
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