



Mercers, Harlow CM19 5PN

welcome to

Mercers, Harlow

William h Brown are delighted to offer for sale this well presented two bedroom split level maisonette situated in the popular and convenient location of Mercers, Harlow. This location is perfectly situated within a stones throw of local schools, shops, parks and pubs.



- Accommodation Overview -

Lounge

18' 8" x 12' 2" (5.69m x 3.71m)

Window to rear aspect, double doors to the rear, laminate floor and radiator.

Kitchen

9' 1" x 8' 7" (2.77m x 2.62m)

Window to front aspect, fitted wall and base units with work surfaces over, sink with drainer unit, space for cooker, washing machine and dish washer and part tiled.

Bedroom 1

13' 6" x 9' 6" (4.11m x 2.90m)

Window to rear aspect, radiator and carpet.

Bedroom 2

13' 5" x 9' 2" (4.09m x 2.79m)

Window to rear aspect, radiator and carpet.

Bathroom

Window to front aspect, bath with mixer tap, wash hand basin with vanity unit.

Separate Toilet

Window to front aspect, wc and fully tiled.



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- Two bedrooms
- Split level maisonette
- Chain free
- Well presented
- Access to M11 & A414

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1433.00
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Dec 1985. 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 81.5 m² (877 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (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

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO104871 - 0002

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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