



**Victoria Gate, Harlow CM17 9TA**

**welcome to**

## **Victoria Gate, Harlow**

A spacious and well-presented two bedroom second floor apartment in the desirable turning of Victoria Gate. The property is within walking distance of Church Langley's shops, medical centre and schools and allows access to the M11, A414 and both Harlow Town and Harlow Mill stations.



## - Accommodation Overview –

### Entrance Hall

Storage cupboard and radiator.

### Lounge

19' 6" x 2' 5" max ( 5.94m x 0.74m max )

Window to rear aspect, Juliet balcony, wood flooring and radiator.

### Kitchen

11' 3" x 9' 5" ( 3.43m x 2.87m )

Two windows to the rear aspect, fitted wall and base units with work surfaces over, space for fridge/freezer and washing machine, gas hob, electric oven, sink with drainer unit and part tiled.

### Bedroom 1

13' 7" x 9' 7" ( 4.14m x 2.92m )

Window to front aspect, radiator and carpet.

### Bedroom 2

9' 5" x 7' 9" ( 2.87m x 2.36m )

Window to front aspect, radiator and carpet.

### Bathroom

Wash hand basin, wc, bath with mixer tap, storage cupboard, towel rail and partially tiled.



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## Victoria Gate, Harlow

- Two bedrooms
- CHAIN FREE
- Sought after Church Langley location
- Ideal first time buy
- Allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1431.68

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1996. 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 57.6 m<sup>2</sup> (621 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.localagent.com

offers over  
**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO104883 - 0010

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