



Crossbill Way, Newhall Harlow CM17 9GP

welcome to

Crossbill Way, Newhall Harlow

****GUIDE PRICE £280,000-£290,000**** William h Brown are delighted to offer for sale this beautifully presented two bedroom upper floor flat situated in the sought after area of Newhall which benefits from being close by to shops, coffee shops, local schools and offers direct access to the M11.



- Accommodation Overview –

Entrance Hall

Wall mounted entry phone system, storage cupboard housing hot water cylinder and laminate flooring.

Lounge/Kitchen

24' 11" max x 17' (7.59m max x 5.18m)

Two double glazed windows to front aspect, two double glazed windows to side aspect, door leading onto the balcony, fitted wall and base units with work surfaces over, stainless steel sink with drainer unit and mixer tap, integrated fridge/freezer, dishwasher and washing machine, electric oven, 4 ring electric hob, extractor hood, cupboard housing boiler, two radiators and part laminate flooring and part fitted carpet.

Bedroom 1

12' x 10' (3.66m x 3.05m)

Double glazed window to side aspect, double glazed door to Juliet balcony to side aspect, built in wardrobes, fitted carpet and radiator.

En Suite

Walk in shower cubicle, wash hand basin, wc, tiled floor, spotlights, towel radiator and extractor fan.

Bedroom 2

11' 11" x 8' (3.63m x 2.44m)

Double glazed window to side aspect, fitted carpet and radiator.

Bathroom

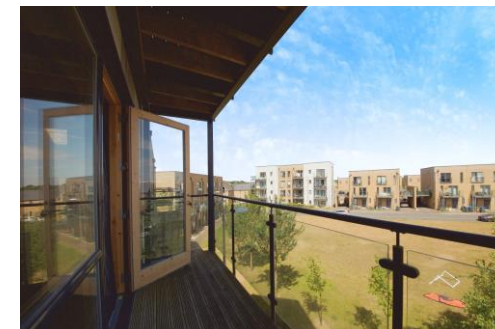
Panel bath with mixer tap and shower attachment, wash hand basin, wc, part tiled walls tiled floor, spotlights and towel radiator.

- Exterior –

Parking

Two allocated parking spaces.

Balcony.



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- Two bedrooms
- Upper floor position
- Open plan L shaped living space
- Full width balcony
- En-suite to master bedroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2418.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2016. 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 63.2 m² (680 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

guide price

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO104968 - 0002

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