



Dads Wood, Harlow CM20 1JL

welcome to

Dads Wood, Harlow

TOWN CENTRE LOCATION... A well presented two bedroom purpose built flat offering access to Harlow town centre, mainline train station and Princess Alexandra hospital. The property further benefits from an extended lease of approx 162 years and two parking permits.



- Accommodation Overview –

Lounge

10' 3" x 14' 7" (3.12m x 4.45m)

Juliette balcony to the front aspect, wall mounted electric radiator and laminate floor.

Kitchen

11' 6" x 5' 9" (3.51m x 1.75m)

Window to front aspect, fitted wall and base units with work surfaces over, splash back tiles, sink with drainer unit and space for washing machine and fridge/freezer.

Bedroom 1

10' 1" x 10' (3.07m x 3.05m)

Window to rear aspect, electric radiator and laminate floor.

Bathroom

Bath with mixer tap, wc and wash hand basin.



check out more properties at williamhbrown.co.uk



welcome to Dads Wood, Harlow

- One bedroom
- Town centre location
- Access to Princess Alexandra hospital
- Well presented throughout
- Access to Harlow station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1080.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Sep 1998. 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 40.8 m² (440 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

£190,000



check out more properties at williamhbrown.co.uk



Property Ref:
HLO105065 - 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.

 william h brown



01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk