



**Hérons Wood, Harlow CM20 1RW**



**welcome to**

## **Herons Wood, Harlow**

**\*\*CHAIN FREE\*\*** A beautifully presented top floor one bedroom flat situated in the convenient location of Herons Wood, Harlow. The property is ideally placed within Harlow, situated within walking distance to Harlow Town station, the town park, Princess Alexandra Hospital and the town centre itself.



## - Accommodation Overview –

### Lounge/Diner

18' 3" x 11' 2" ( 5.56m x 3.40m )

Window to rear aspect, wood flooring, coved ceiling, spotlights and radiator.

### Kitchen

11' 1" x 7' 2" ( 3.38m x 2.18m )

Window to front aspect, fitted wall and base units with wood work surfaces over, sink with drainer unit, electric oven and hob with extractor fan, space for white goods and partially tiled.

### Bedroom 1

18' 2" x 11' 2" ( 5.54m x 3.40m )

Window to rear aspect, coved ceiling, carpet, spotlights and radiator.

### Bathroom

Window to front aspect, bath with mixer tap, wc and wash hand basin.



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## Herons Wood, Harlow

- One bedroom
- Beautifully presented
- Modern fitted kitchen
- Access to Harlow station
- Top floor position

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1116.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Apr 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 56.4 m<sup>2</sup> (607 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

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HLO105106 - 0001

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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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