





# welcome to

# **Herons Wood, Harlow**

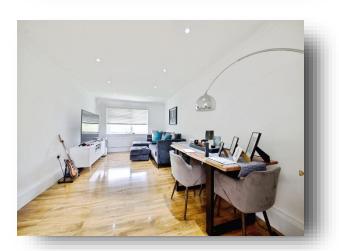
\*\*CHAIN FREE\*\* A beautifully presented top floor one bedroom flat situated in the convenient location of Herons Wood, Harlow. The property is ideally placed within Harlow, situated within walking distance to Harlow Town station, the town park, Princess Alexandra Hospital and the town centre itself.













#### - 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.





### welcome to

# **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 m² (607 sq.ft.) approx

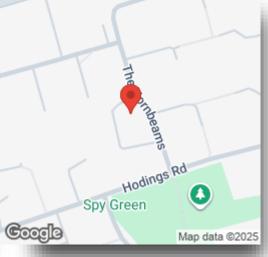
This floor pies is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be related upon to any purpose and they do not form part of any agreement. No lability is taken for any error, oriesson or mistatement. A party must rely upon its own inspection(s). Powered by www.focaligent.com

# £180,000









Please note the marker reflects the postcode not the actual property

## check out more properties at williamhbrown.co.uk



Property Ref: HLO105106 - 0001 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.

# 01279 433469

william h brown







