



Ladyshot, Harlow CM20 3ER

welcome to

Ladyshot, Harlow

****GUIDE PRICE £195,000 - £205,000**** A chain free and well presented two bedroom flat situated in Ladyshot, Harlow. Given its central location within Harlow the property would make an ideal investment purchase or first-time purchase given it is placed within walking distance to Harlow Town station.



- Accommodation Overview -

Lounge/Diner

17' 3" x 11' 8" (5.26m x 3.56m)

Two windows to the rear aspect, door to balcony, carpet and radiator.

Kitchen

9' 7" x 8' 10" (2.92m x 2.69m)

Window to front aspect, door to the balcony, fitted wall and base units with wok surfaces over, breakfast bar, gas hob with extractor hood, electric oven, boiler and space for white goods.

Bedroom 1

12' 8" x 11' 9" (3.86m x 3.58m)

Window to rear aspect, radiator and carpet.

Bedroom 2

11' x 8' 9" (3.35m x 2.67m)

Window to front aspect, built in wardrobes, radiator and carpet.

Bathroom

Window to front aspect, heated towel rail, bath with mixer tap, pedestal wash basin, wc and partially tiled.

Balcony



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- Two bedrooms
- Well presented
- Chain free
- Access to the Stow shopping centre
- Two private balcony's

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1524.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Dec 1987. 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 95.7 sq ft (884.4 sq ft) approx.
The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and circulation 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 errors, omission or misstatement. A party must rely upon its own inspection. Forwarded by www.forgoever.com

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO105164 - 0009

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.

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