



**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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## Ladyshot, Harlow

- 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 65.7 m<sup>2</sup> (694.4 sq ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Room measurements, floor areas (including any void floor area), openings and correlations are approximate. No titles are guaranteed, they cannot be relied upon for any purpose and they do not form part of any contract. The vendor or any party involved in the sale of this property is not liable in respect of any errors, omissions or inaccuracies. A copy of the full floor plan is available on request.

**£195,000**



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Property Ref:  
HLO105164 - 0009

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