



## welcome to

# **Markwell Wood, HARLOW**

William h Brown are delighted to offer for sale this chain free one bedroom top floor flat situated in Markwell Wood, Harlow. This location is situated just a stone's throw away from the Jack's Hatch area of Harlow and is just a short journey away from local shops, restaurants, parks and schools.













#### - Accommodation Overview -

#### **Entrance Hall**

Storage cupboard.

### Lounge

13' 3" x 9' 10" ( 4.04m x 3.00m )

Window to front aspect, laminate floor and electric radiator.

#### **Kitchen**

8' 1" x 6' 7" ( 2.46m x 2.01m )

Fitted wall and base units with work surfaces over, sink with drainer unit, partially tiled. electric oven and hob and space for fridge/freezer and washing machine.

#### **Bedroom 1**

10' 5" x 7' 9" ( 3.17m x 2.36m )

Window to front aspect, electric heater and carpet.

#### **Bathroom**

Bath with mixer tap, wc, wash hand basin and partially tiled.





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- One bedroom
- Top floor position
- Allocated parking
- Chain free
- Ideal first time buy

Tenure: Leasehold EPC Rating: Awaited Council Tax Band: B Service Charge: 1500.00

Ground Rent: 374.00

This is a Leasehold property with details as follows; Term of Lease 100 years from 28 Feb 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



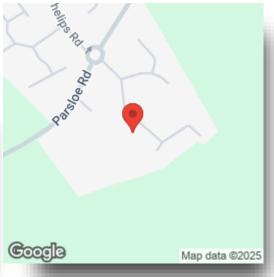
Total floor area 33.9 m² (365 sq.ft.) approx
This floor plans is of illustrating purposes only it is not down to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No castalls are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is blain for any error, crisison or mistatalement. A party must rely upon fits own hispection(s). Powered by even-foolingers com

# £175,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HLO104692 - 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

01279 433469

harlow@williamhbrown.co.uk

15 Broad Walk, HARLOW, Essex, CM20 1HX

williamhbrown.co.uk

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