





# welcome to

# **Nicholls Field, Harlow**

William h Brown offer for sale this one bedroom flat situated in the central location of Nicholls Field, Harlow. Offered on a chain free basis the property also benefits from being located within walking distance of local shops, playing fields, pubs, schools and Bush Fair shopping centre.

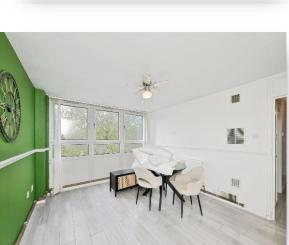












#### - Accommodation Overview -

#### Lounge

14' 9" x 11' 7" ( 4.50m x 3.53m )

Window to side aspect, window to rear aspect, wood effect floor and radiator.

#### Kitchen

11' 2" x 6' 4" ( 3.40m x 1.93m )

Window to front aspect, fitted wall and base units with work surfaces over, partially tiled, sink with drainer unit, boiler and space for white goods.

#### **Bedroom 1**

12'  $8" \times 10' \times 10"$  (  $3.86m \times 3.30m$  ) Window to front aspect, radiator and carpet.

#### **Bathroom**

Partially tiled, bath with mixer tap, wc, radiator and wash hand basin.











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## **Nicholls Field, Harlow**

- One bedroom
- Well presented
- Access to Bush Fair shopping centre
- Chain free
- Access to M11

Tenure: Leasehold EPC Rating: Awaited

Service Charge: 1920.00 Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 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 47.7 m² (513 sq.ft.) approx
This floor jam is for illustrative purposes only it is not denote his scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate, two certains 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, crisison or mistatalement. A party must rely upon its own hispection(s). Powered by even-foolisigent com

# £125,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HLO105174 - 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 quidance 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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