

Nicholls Field, HARLOW, CM18 6ED

william h brown

Welcome to

Nicholls Field, HARLOW

Situated in the sought-after Nicholls Field development, this well-presented two-bedroom ground floor flat offers spacious and practical accommodation, making it an ideal first-time purchase, investment opportunity, or downsizing option.



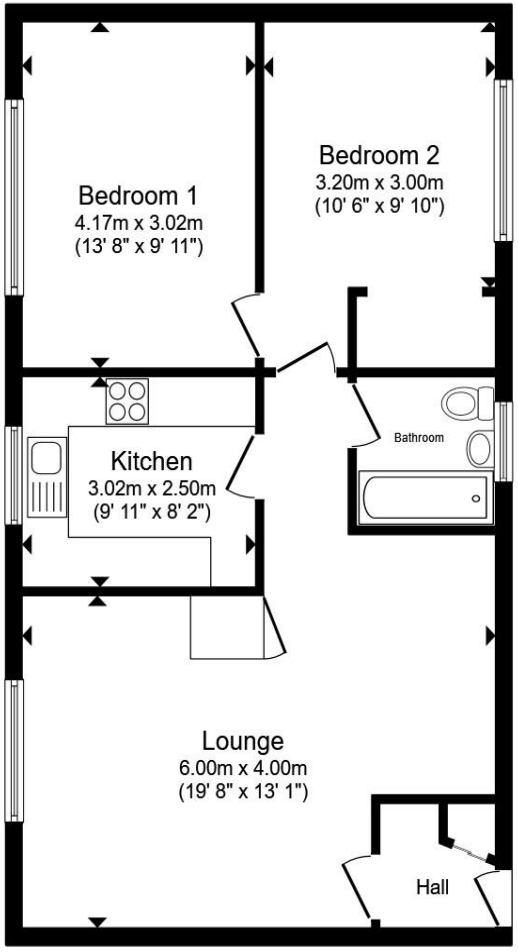












Total floor area 66.7 m² (718 sq.ft.) approx

This floor plan 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 relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Accommodation Overview-

Entrance Hall
Two storage cupboards, vinyl flooring.

Lounge
Double glazed window to side and rear aspect, two radiators.

Kitchen
Fitted kitchen with roll top work surface, plumbing for washing machine and dishwasher, space for fridge freezer, vinyl flooring, double glazed window to side aspect.

Bedroom One
Double glazed window to side aspect, radiator.

Bedroom Two
Double glazed window to side aspect, built in wardrobe, radiator.

Bathroom
Wash hand basin, vinyl flooring, panel enclosed bath with shower with screen, obscured double glazed window to side aspect.

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Nicholls Field, HARLOW

- Two bedrooms
- Ground floor position
- Access to Bush Fair shopping centre
- Gas central heating
- Long lease

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: £910.97 Review date: tbc
Ground Rent: £10.00 – Review date: tbc

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£215,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HLO105682

The Property Ombudsman

Property Ref:
HLO105682 - 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.

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