

Little Pynchons, Harlow CM18 7DE



welcome to

Little Pynchons, Harlow

William h Brown are delighted to offer for sale this well-presented, one bedroom flat situated in Little Pynchons, Harlow. This location is set back just off of Bush Fair Shopping Centre and is surrounded by local shops, restaurants, parks, playing fields, well regarded schools and pubs.













- Accommodation Overview -

Entrance Hall

Door to balcony, radiator and laminate floor.

Lounge

16' x 9' 1" (4.88m x 2.77m)

Double glazed window to front aspect, radiator and laminate floor.

Kitchen

10' x 4' (3.05m x 1.22m)

Double glazed window to rear aspect, fitted wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap, oven, 4 ring electric hob, extractor, plumbing for washing machine, wall mounted combi boiler, tiled splash back and laminate floor.

Bedroom 1

12' x 16' 6" (3.66m x 5.03m)

Double glazed windows to side and rear aspects, radiator and laminate floor.

Bathroom

Double glazed frosted window to rear aspect, panelled bath with mixer tap and shower attachment, wc, pedestal wash hand basin, radiator, part tiled walls, spotlights and tiled floor.







welcome to

Little Pynchons, Harlow

- One bedroom
- First floor position
- Access to Bush Fair shopping centre
- Well presented
- Chain free

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 699.00

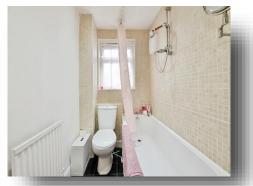
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Aug 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£170,000







Bedroom

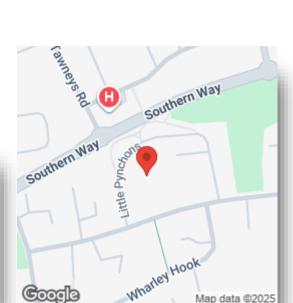
Total floor area 41.3 m² (445 sq.ft.) approx

This floor area (1.3 m² (445 sq.ft.) approx

This floor area (including any total floor area), openings and orientation are approximate, two details are guaranteed, they cannot be nelsed upon for any suprose and they on not form part of any agreement. No lability is taken for any error, crisison or misstatement. A party must rely upon its own hap-distingly, if reviewed by week-foolingers com

Lounge





Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: HLO105127 - 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 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.





01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.