



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.



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- 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.



Total floor area 41.3 m² (445 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.localagent.com

offers over
£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO105127 - 0001

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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.

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