



Ladyshot, Harlow, CM20 3ER

A beautifully presented two bedroomed ground floor flat with two balconies. The main balcony off the bedroom and lounge overlooking open lawns. Inside the property has been decorated to a very high standard throughout. It enjoys a smart modern white fitted kitchen, attractive modern tiled white bath suite, two very good sized double bedrooms and an open plan lounge diner. The property offers easy access being located on the ground floor.

Ladyshot is set mid distance between Old Harlow and the Stow shopping centre.

Guide Price £215,000

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- Ground Floor Two Bedroom Flat
- Modern White High Gloss Fitted Kitchen
- Double Glazed Windows
- Two Large Double Bedrooms
- Attractively Tiled Bathroom with Modern White Suite
- Gas Central Heating
- Smart Modern Decor Throughout
- Two Balconies
- Keys Held for Immediate Viewing.

Accommodation Comprises:

Hallway

16'7 x 2'11 (5.05m x 0.89m)

Kitchen

6'9 x 8'10 (2.06m x 2.69m)

Living Room

17'4 x 11'8 (5.28m x 3.56m)

Balcony

8'5 x 6'7 (2.57m x 2.01m)

Bedroom One

12'9 x 11'7 (3.89m x 3.53m)

Bedroom Two

10'11 x 9'10 (3.33m x 3.00m)

Bathroom

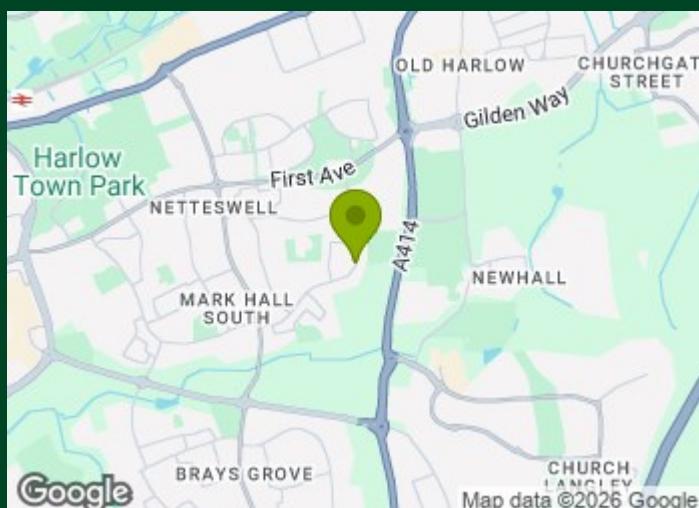
6'3 x 5'9 (1.91m x 1.75m)

AGENTS INFORMATION:

The current owner has advised that there is 85 years left on the lease.

Ground Rent: £10.00 per annum

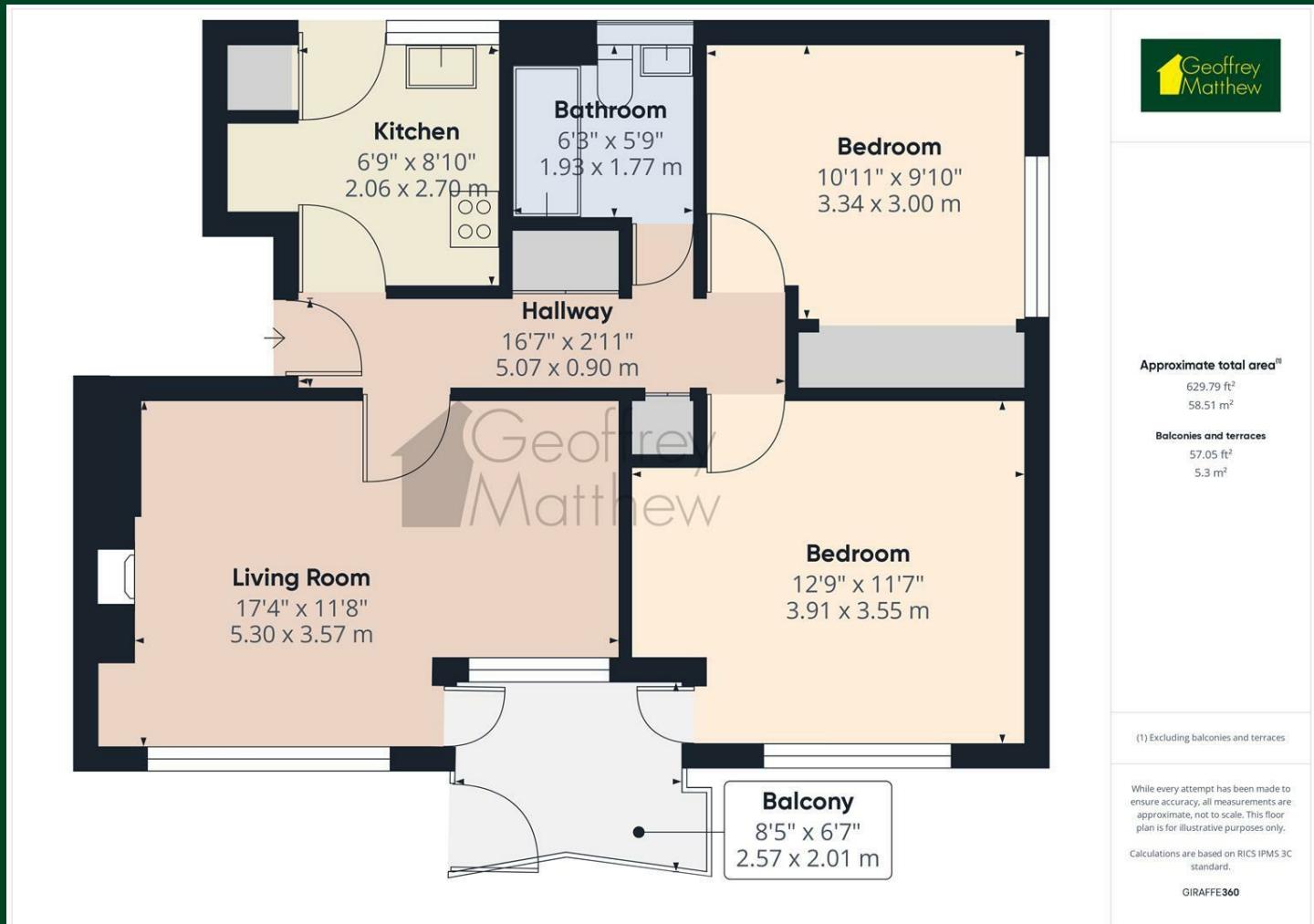
Service Charge: £1,380.00 per annum



Directions



Floor Plan



Council Tax Details

Harlow Council Band B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	
		57	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	