



**Newstead Way, HARLOW CM20 1BW**



**welcome to**

**Newstead Way, HARLOW**

Discover this bright and generously proportioned two-bedroom upper floor flat, perfectly positioned on Newstead Way in the heart of Harlow. Offered in good condition, this modern apartment provides an ideal blend of comfort, convenience, and outdoor space - perfect for first-time buyers.



## - Accommodation Overview –

### Lounge

Windows to front and side aspect, door to the balcony, radiator and carpet.

### Kitchen

Fitted wall and base units with work surfaces over, partially tiled, electric oven, gas hob with extractor hood and integrated fridge/freezer, washing machine and dish washer.

### Bedroom 1

Window to front aspect, carpet and radiator.

### En Suite

Partially tiled, shower cubicle, wc and pedestal wash basin.

### Bedroom 2

Window to front aspect, carpet and radiator.

### Bathroom

Partially tiled, bath, wc and pedestal wash basin.

## - Exterior –

### Balcony

Balcony from the lounge.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Newstead Way, HARLOW

- Two bedrooms
- Private balcony
- Access to Harlow station
- Allocated parking
- En-suite to master bedroom

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 1800.00

Ground Rent: 375.00

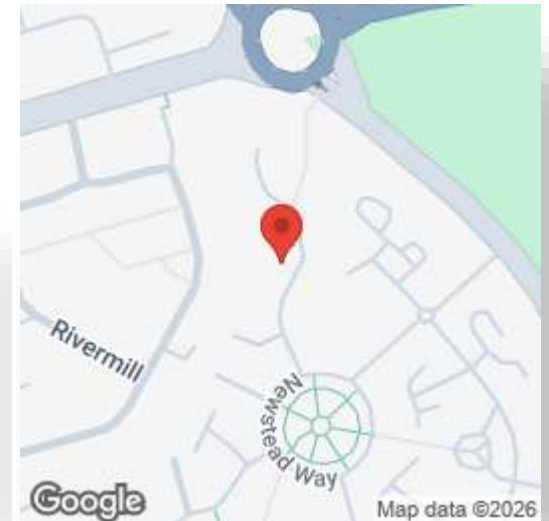
This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 75.6 m<sup>2</sup> (762 sq ft) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any built-in areas, storage and extension are approximate. It is not intended to be used 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. Powered by www.propertybox.co.uk



£275,000



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HLO105270 - 0003

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.

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.

william h brown



01279 433469



[harlow@williamhbrown.co.uk](mailto:harlow@williamhbrown.co.uk)



15 Broad Walk, HARLOW, Essex, CM20 1HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)