

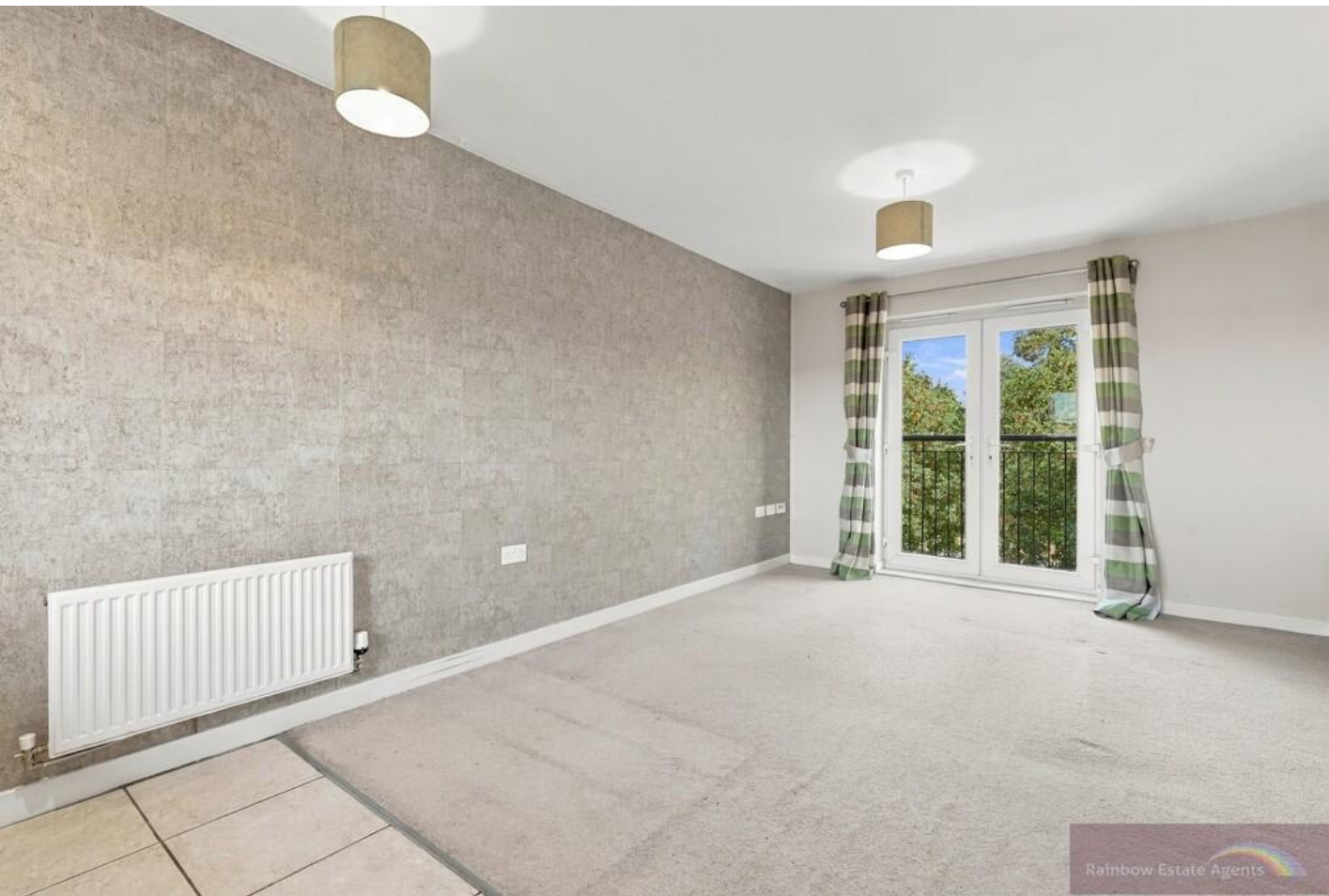


- FOURTH FLOOR FLAT
- ONE BEDROOM
- LOUNGE/KITCHEN
- GOOD SIZE BEDROOM

Torkildsen Way, Harlow, CM20 1AU

REALISTICALLY PRICE AND CHAIN FREE. Spacious one bedroom top floor apartment within easy access of the town centre and Harlow mainline BR station. The property benefits from a residue 155 year lease, video entryphone and allocated parking space. An internal viewing is strongly advised.

Offers In Excess Of £185,000 LEASEHOLD



## Property Description

Torkildsen Way is a modern block within walking distance of local amenities such as the town centre, Princess Alexandra Hospital and Harlow mainline BR Station for direct access into central London and beyond.

Junction 7 of the M11 motorway and the A414 are easily accessible.

Harlow Town Park is close by for those recreational activities.

The property benefits from a residue of a 155 year lease (136 years remaining) and would make a suitable first time/investment purchase.

The accommodation in general comprises a spacious hallway with built in storage cupboards, video entry phone and provides access to all rooms.

The open plan lounge/kitchen is light and airy with a Juliette Balcony to the lounge area and a range of fitted wall and base units with contrasting work surface and integrated appliances to the kitchen area.

A generous bedroom and spacious bathroom with part tiled walls and a three piece suite complete this property.

One allocated parking space

### HALLWAY

### LOUNGE/KITCHEN

19' 7" x 10' 7" (5.97m x 3.23m)

### BEDROOM





14' 5" x 8' 11" (4.39m x 2.72m)

#### **BATHROOM**

6' 10" x 6' 4" (2.08m x 1.93m)

#### **ALLOCATED PARKING SPACE**

#### **CHARGES AND TENURE**

Council Tax Harlow District Council Band B

Tenure Leasehold 155 Years from 1st January 2007 136 years unexpired

Service Charge £1483.22 Per Annum

Ground Rent 225.06 Per Annum

#### **UTILITIES AND SUPPLIERS**

Electricity - Mains - E.ON

Water - Mains - Affinity Water

Sewage - Mains - Affinity Water

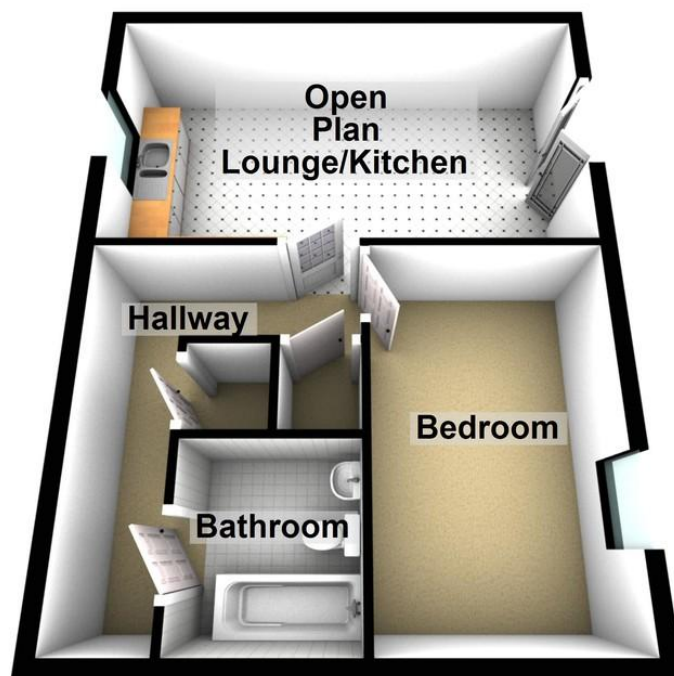
Heating - Gas Central Heating E.ON

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three EE O2



## Fourth Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 80 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements