



Brockles Mead, Harlow, CM19 4QA

Offers In Excess Of £100,000



Investors/Refurbishment Only!

In need of total refurbishment throughout, not currently in a habitable condition, drain & water damaged, this is a one bedroom, leasehold, apartment located in the residential area of Brocklesmead. Located on the first floor, with balcony, and residential communal parking nearby.



Entrance Hall

Lounge 19' x 10'5 (5.79m x 3.18m)

Kitchen 8'10 x 7'10 (2.69m x 2.39m)

Bedroom 15'7 x 8'3 (4.75m x 2.51m)

Bathroom 9'9 x 4'11 (2.97m x 1.50m)

Agents Note

Lease Term approx 86 years remaining
Ground Rent £10 per annum
Service Charge Approx £1300 per annum.

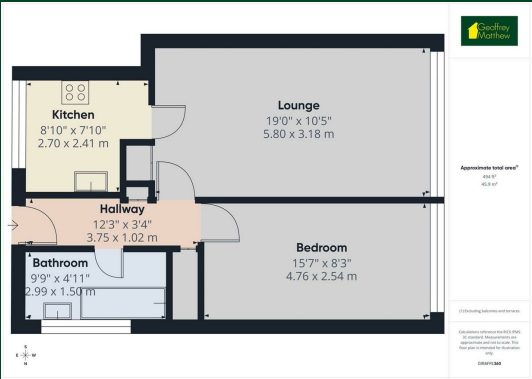
An issue with the drainage system has caused a leak in the kitchen causing water damage.

We have been made aware of a major works bill of circa £6,600 that has been issued. There is also additional planned works to take place within the next five years which will carry additional costs. Currently estimated to be in the region of £40,000. Buyers are advised to take this into account when registering interest.

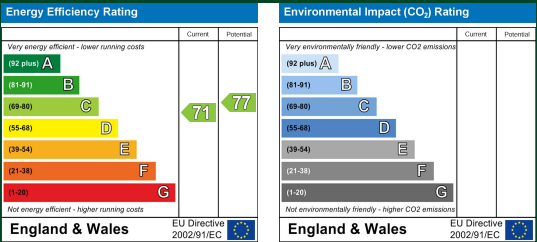
Area Map



Floor Plans



Energy Efficiency Graph



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.

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