





**Torkildsen Way,HARLOW CM20 1FE**

william h brown

***welcome to***

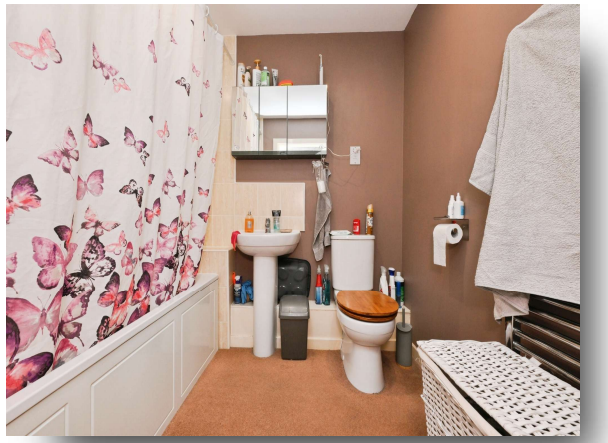
## Torkildsen Way, HARLOW

*CHAIN-FREE* Situated on the upper floor of a popular modern development on Torkildsen Way, this bright and well-presented two-bedroom apartment offers contemporary living in a convenient location.

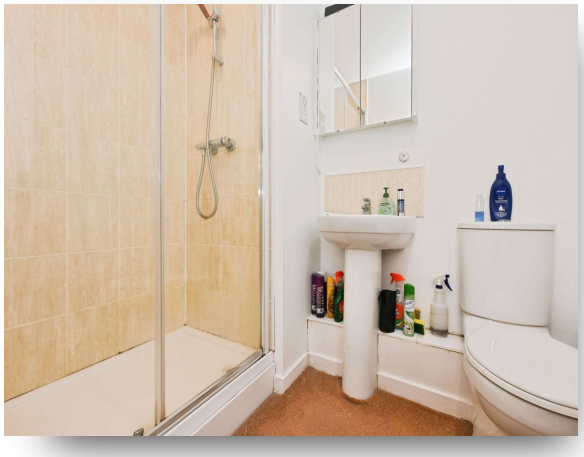












**- Accommodation Overview -**

**Lounge**
Window to front aspect, door leading to the balcony. Carpet and radiator.

**Kitchen**
Window to front aspect, fitted wall and base units with work surfaces, electric oven and hob with cooker hood, part tiled and space for fridge/freezer.

**Bedroom 1**
Window to rear aspect built in wardrobes, radiator and carpet.

**En Suite**
Shower cubicle, wc, pedestal wash basin and part tiled.

**Bedroom 2**
Window to front aspect, carpet and radiator.

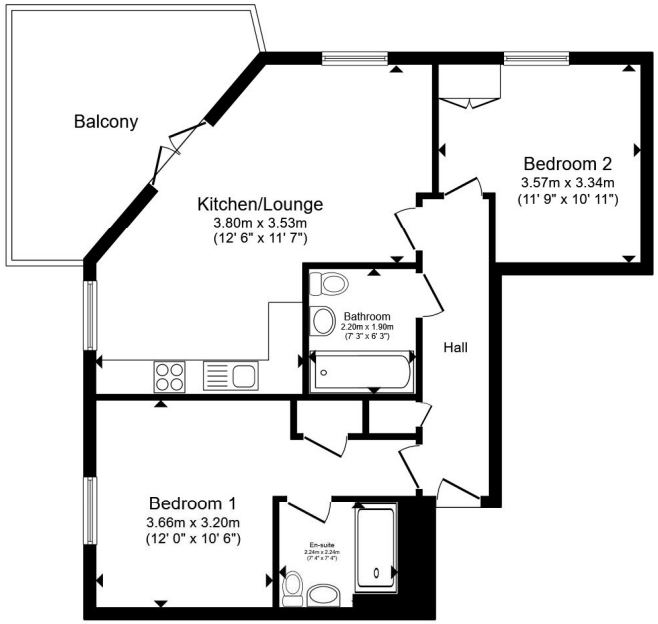
**Bathroom**
Bath with mixer tap, wc, pedestal wash basin and part tiled.

**- Exterior -**

**Balcony**

**Parking**
Allocated

**Agent Note:**
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."




Total floor area 68.2 m² (734 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.propertybox.io

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*welcome to*

# Torkildsen Way, HARLOW

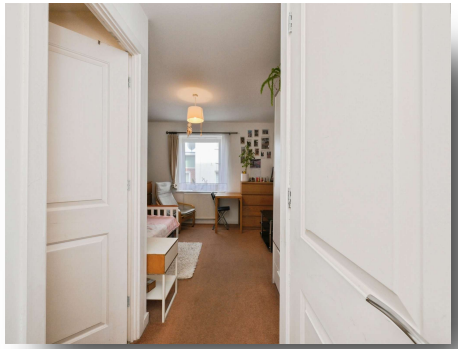
- Two Bedrooms
- Access to town centre & station & hospital
- Upper Floor Position
- Private balcony
- Chain Free

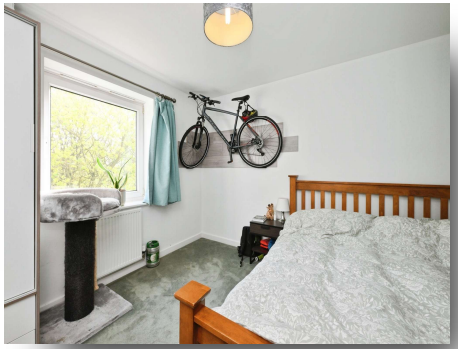
Tenure: Leasehold EPC Rating: C
Council Tax Band: C  Service Charge: 2400.00
Ground Rent: 319.00

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.

## £265,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HLO105445 - 0005

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.

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF.  VAT Registration Number is 500 2481 05.