



Flat 11

Halling Hill | | Harlow | CM20 3JY

Asking Price £205,000



Flat 11

Halling Hill |

Harlow | CM20 3JY

Asking Price £205,000

A SPACIOUS FIRST FLOOR APARTMENT OFFERING TWO GENEROUS DOUBLE BEDROOMS. The accommodation features a bright open-plan living space seamlessly flowing into a large fitted kitchen with breakfast bar, ideal for both everyday living and entertaining. A south-facing balcony enjoys pleasant woodland views and is accessed from both the living room and one of the bedrooms. Both bedrooms are well-proportioned and benefit from built-in wardrobes. The property is completed by a contemporary bathroom suite comprising a white three-piece suite with shower over bath. Further advantages include a private external shed, a large communal car park and access to the communal gardens for residents. Online virtual tour available.

- Two Double Bedrooms
- South Facing Balcony
- Council Tax Band: B
- First Floor Flat
- Spacious Throughout
- EPC Rating: C

Adingtons

Adingtons is a residential block of flats split across four floors. Each flat has its own storage shed and access to the communal garden. To the front and side of the block there is a large (communal) carpark making parking an ease.

Living Room

11'6" x 14'11" (3.51m x 4.55m)

UPVC double glazed window with woodland views, radiator to wall. UPVC double glazed door to balcony and a second UPVC double glazed door to the communal landing. Open plan to kitchen, doorway to inner hallway.





Kitchen

10'2" x 12'4" (3.10m x 3.76m)

UPVC double glazed window to front. Fitted kitchen with a range of wall and base units, laminate worktops and breakfast bar. Integral gas oven and hob with cooker hood above. Stainless steel sink and drainer with chrome mixer tap. Space/plumbing for appliances underneath worktops (washing machine and dishwasher not included). Gas boiler housed within kitchen unit. Open plan to living room.

Hallway

6'3" x 2'9" (1.91m x 0.84m)

Two storage cupboards. Internal doors to living room, bedrooms and family bathroom.

Bedroom One

11'4" x 10'5" (3.45m x 3.18m)

UPVC double glazed patio doors out to balcony, radiator to wall. Large built-in storage cupboard. Internal door to hallway.

Balcony

11'1" x 4'0" (3.38m x 1.22m)

South-facing balcony with views looking out to Vicarage Wood. UPVC double glazed door to living room, patio doors to bedroom.

Bedroom Two

11'2" x 9'0" (3.40m x 2.74m)

UPVC double glazed window to front, radiator to wall. Large built-in storage cupboard. Internal door to hallway.

Bathroom

5'5" x 7'8" (1.65m x 2.34m)

UPVC double glazed window to front. Fully tiled bathroom (no bath) comprising of double width shower with glass screen, white vanity sink and WC. White heated towel rail to wall. Internal door to hallway.

Lease Information

The below figures have been provided to us by the vendors:

Ground Rent: included within service charges

Service Charge: £118 per month

Lease: 86 years remaining

Local Area

Halling Hill is an extremely popular and well-established location within Harlow, favoured for its close proximity to a range of highly regarded primary and secondary schools. The Stow Shopping Centre is within comfortable walking distance, offering a variety of everyday amenities. Harlow Town Station is approximately 1.0 mile away, providing direct rail links into London, Cambridge and Stansted Airport, while the open green spaces of Harlow Town Park are just 0.5 miles away, ideal for leisure and recreation.



Agents Notes

The LPE1 states that Harlow Council has identified a number of planned works which may be required within the next five financial years. The estimated total cost of these works for the block is approximately £492,800. The property's stated contribution is 1/16, which means the estimated share for this flat would be approximately £30,800. Please note that this figure is only an estimate. The LPE1 confirms that the works are subject to survey, available budgets, changes in legislation and Council policy.

In addition to the planned major works, Harlow Council has also issued two formal consultation notices under Section 20 of the Landlord and Tenant Act 1985. These relate to proposed Qualifying Long-Term Agreements (QLTA's), which are long-term contracts that Harlow Council intends to enter into, with the costs being passed on to leaseholders through the service charge.

The two notices, both dated 17 April 2026, relate to:

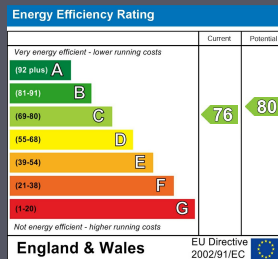
1. Water risk assessments and Legionella monitoring services. This relates to ongoing monitoring, testing and maintenance of communal water systems, including Legionella risk assessments and related water safety works.
2. Cold water storage tank replacements. This relates to the replacement of communal cold water storage tanks, including associated works such as scaffolding, pipework modifications, insulation and water testing.

The exact costs of these two agreements are not yet known. Harlow Council is expected to provide further details once tenders have been received. The sellers solicitor is in the process of contacting Harlow Council to find out further info and pricing on all the above.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Equity House
 4-6 Market Street
 Harlow
 Essex
 CM17 0AH
 01279 400444
 hello@clarknewman.co.uk
 www.clarknewman.co.uk