

Victoria Gate | Church Langley | Harlow | CM17 9TA

Asking Price £230,000

clarknewman

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A LARGE TWO BEDROOM SECOND FLOOR APARTMENT with allocated parking, located in the sought after Church Langley development. The property comprises of a large entrance hall, a modern fitted kitchen hosting a range of wall and base units as well as integrated appliances, a bright and airy lounge/diner with ample entertaining space and Juliet balcony. Further features include two generously sized bedrooms and a fully tiled, luxury fitted bathroom suite. Viewings highly advised.

- Two Generously Sized Bedrooms
- Second Floor Apartment
- Ample Living Space
- Allocated Parking
- Council Tax Band: C
- EPC Rating: B

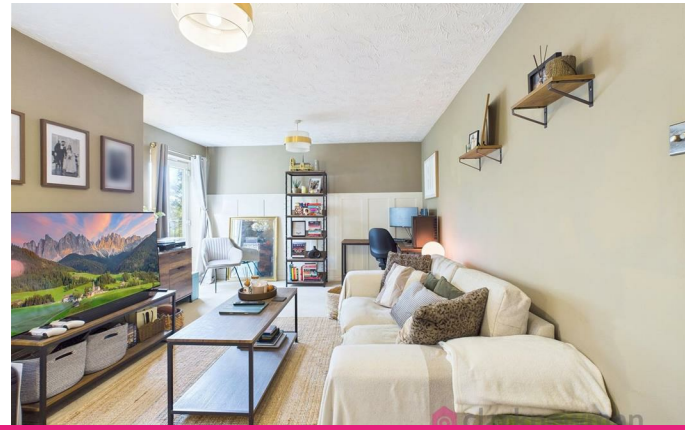
Front
Communal parking area with allocated parking space.

Entrance Hall
6'01 x 9'03 (1.85m x 2.82m)
Large entrance hall with secure intercom system, radiator to wall and useful storage cupboard. Internal doors to bedrooms, kitchen, lounge/diner and bathroom.

Kitchen
9'07 x 7'06 (2.92m x 2.29m)
Modern fitted kitchen with a range of wall and base units offering integrated oven and hob with extractor fan above, plumbing for washing machine and dishwasher and space for fridge freezer. Two UPVC double glazed windows providing ample natural light.

















Lounge/Diner
10'03 x 19'07 (3.12m x 5.97m)
Bright and airy lounge/diner with plenty of entertaining space benefitting from UPVC double glazed windows as well as UPVC double glazed Juliet balcony, radiator to wall and ample dining space.

Bedroom
13'08 x 9'09 (4.17m x 2.97m)
Large double bedroom with ample space for wardrobes, UPVC double glazed window to front and radiator to wall.

Bedroom
7'11 x 9'05 (2.41m x 2.87m)
Generously sized single bedroom with UPVC double glazed window and radiator to wall.

Bathroom
5'05 x 6'02 (1.65m x 1.88m)
Fully tiled family bathroom suite offering bath with shower above, white toilet and sink. Chrome heated towel rail and extractor fan to wall.

Lease Information
The below figures have been provided to us by the vendors:
Service Charges: £1,405 per annum (approx.)
Ground Rent: £200 per annum (approx.)
Lease: 95 years remaining

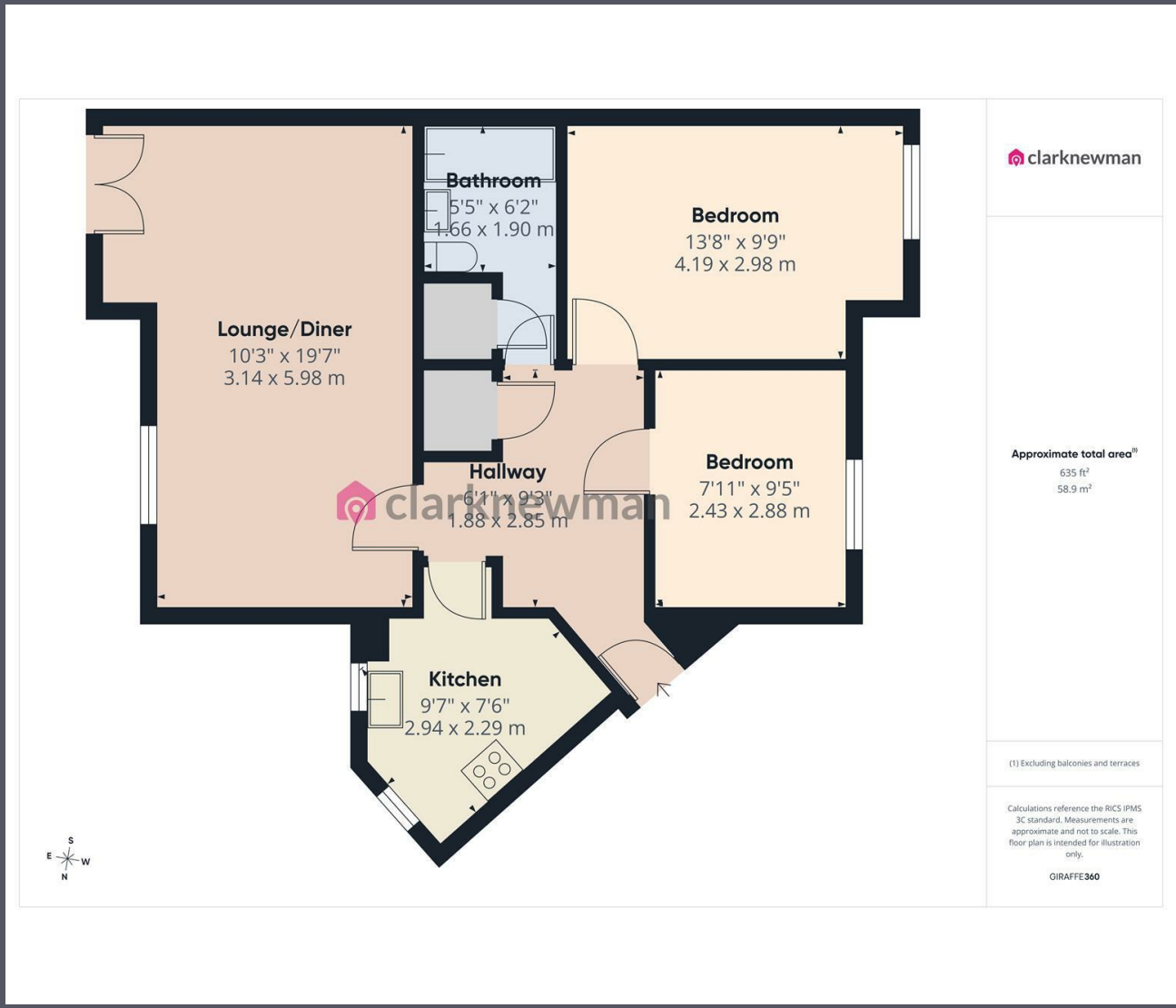
More Info
Victoria Gate is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities. Harlow Town train station his direct trains running to London Tottenham Hale, London Liverpool Street and Cambridge. Church Langley is also only 6.5 miles to Epping Underground Station situated on the Central Line.

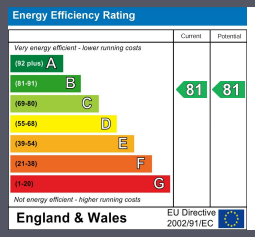
HMRC AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject 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.

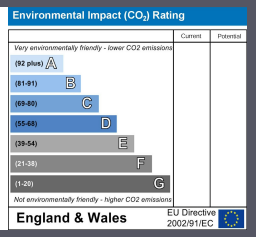












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