





Brockles Mead,Harlow CM19 4QA

william h brown

welcome to

Brockles Mead, Harlow

This chain-free, two-bedroom first-floor flat offers a fantastic opportunity for first-time buyers, investors, or those looking for a low-maintenance home in a convenient Harlow location.

- Accommodation Overview -
- Agents Note -
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Lounge
Window to rear aspect, wood effect floor and radiator.

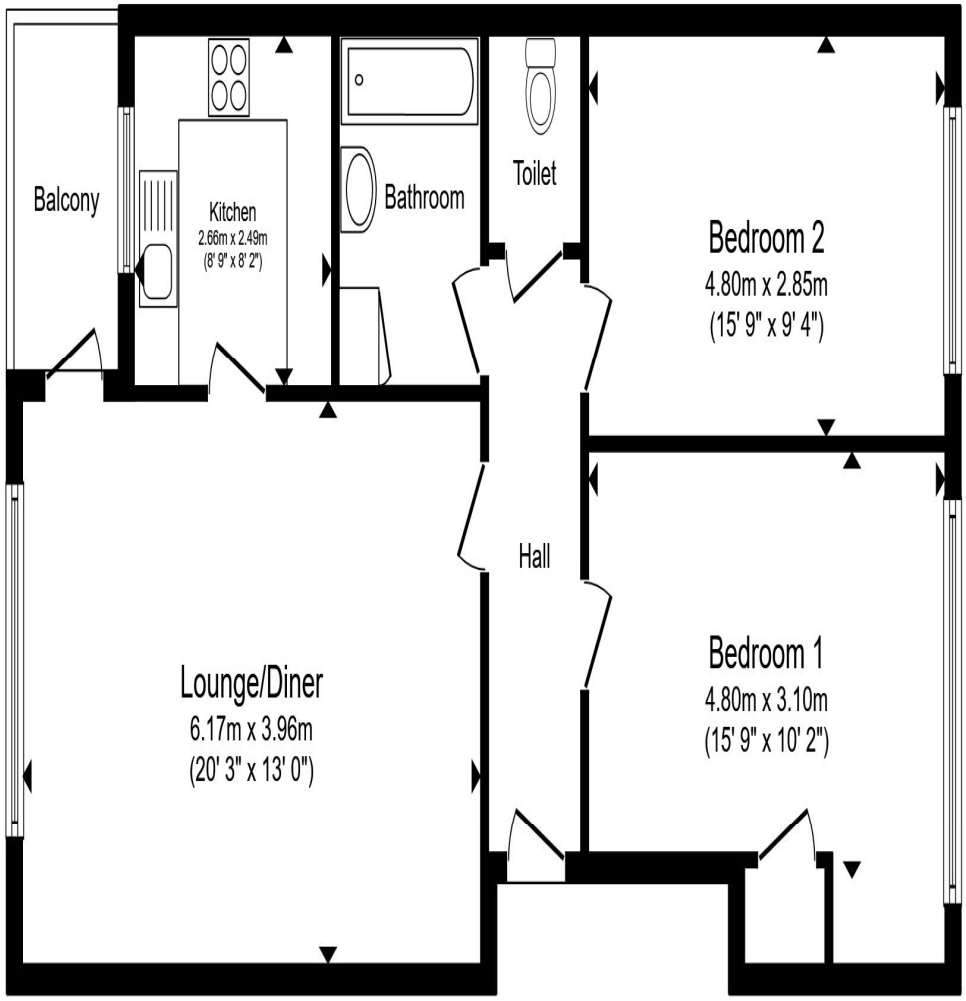
Kitchen
Window to rear aspect, fitted wall and base units with work surfaces over, stainless steel sink and drainer, tiled floor, tiled splash back, boiler, electric oven and hob and space for washing machine and fridge.

Bedroom 1
Window to front aspect, storage cupboard, carpet and radiator.

Bedroom 2
Window to front aspect, carpet, storage cupboard and radiator.

Bathroom
Bath with mixer tap and shower attachment, pedestal wash basin, towel radiator, airing cupboard and fully tiled.

Separate Wc
Tiled walls and floor with wc.



Total floor area 75.1 m² (809 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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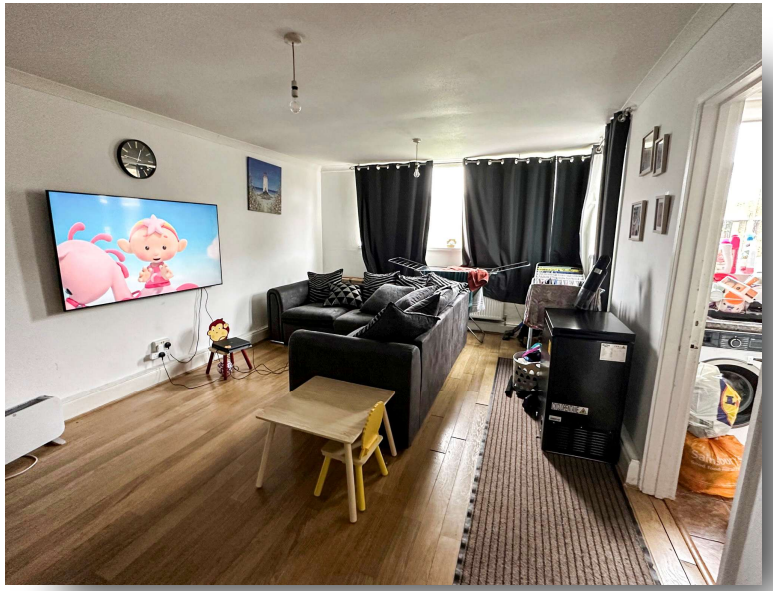



welcome to

Brockles Mead,

Harlow

- Two bedrooms
- Chain free
- Access to Staple Tye shopping centre
- First floor position
- Balcony

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 1388.00
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Aug 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000



view this property online williamhbrown.co.uk/Property/HLO105222

The Property Ombudsman

Property Ref:
HLO105222 - 0007

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.

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.

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