



Red Willow | Harlow | Essex | CM19 5PD

Offers In Excess Of £170,000



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AN IMMACULATE ONE BEDROOM GROUND FLOOR FLAT with its own private street entrance. Having been comprehensively refurbished throughout, the property is presented in excellent condition and is ready for immediate occupation. The accommodation comprises a spacious living room, well-proportioned double bedroom, modern fitted kitchen complete with new white goods, and a stylish fully tiled bathroom suite. There is also an excellent amount of built-in storage throughout the property. Further benefits include a long lease with approximately 116 years remaining and the advantage of being offered with no onward chain. Online virtual tour available.

- One Double Bedroom
- Refurbished Throughout
- Council Tax Band: B
- Ground Floor Flat
- Ready to Move
- EPC Rating: C

Front

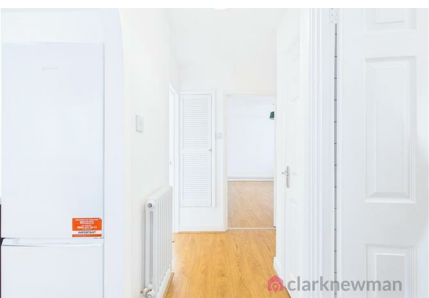
Ground floor flat with it's own front door to street. Ample street parking.

Entrance Hall

2'10" x 10'9" (0.86m x 3.28m)

Composite door to street. Modern column radiator to wall. Archway to kitchen, internal doors to living room, bedroom, bathroom and three storage cupboards (one cupboard housing Vaillant gas combination boiler).





Kitchen

9'9" x 7'6" (2.97m x 2.29m)

New modern fitted kitchen with a range of wall and base units and all new appliances including Indesit fridge freezer, dishwasher and washing machine, Lamona electric oven and hob with stainless steel cooker hood above. Tiled flooring and marble effect work surfaces and splashbacks with acrylic sink and drainer with brushed chrome mixer tap. Modern column radiator and USB plug sockets to walls. Archway to entrance hall.

Living Room

11'3" x 15'6" (3.43m x 4.72m)

UPVC double glazed window and French doors out to communal grass. Two radiators to walls. USB plug socket to wall. Internal door to hallway.

Bedroom

9'8" x 12'2" (2.95m x 3.71m)

UPVC double glazed window. Radiator and USB plug socket to wall. Internal door to hallway.

Bathroom

5'5" x 7'11" (1.65m x 2.41m)

UPVC double glazed window. Newly installed bathroom suite with metro tiled walls and marble effect floor tiles. White three piece suite comprising of WC, pedestal sink and bath with glass screen and rainfall shower above. Chrome heated towel rail and anti-fog mirror to wall. Built-in storage cupboard. Internal door to hallway.

Local Area

Red Willow is located in the popular Katherines development on the outskirts of Harlow, close to Roydon and Nazeing. Within Katherines there is a local convenience store, schooling and takeaway. Harlow Town Centre is located 2.5 miles away (approx. 10 min drive).

Lease Information

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

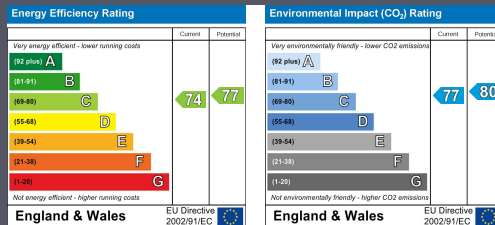
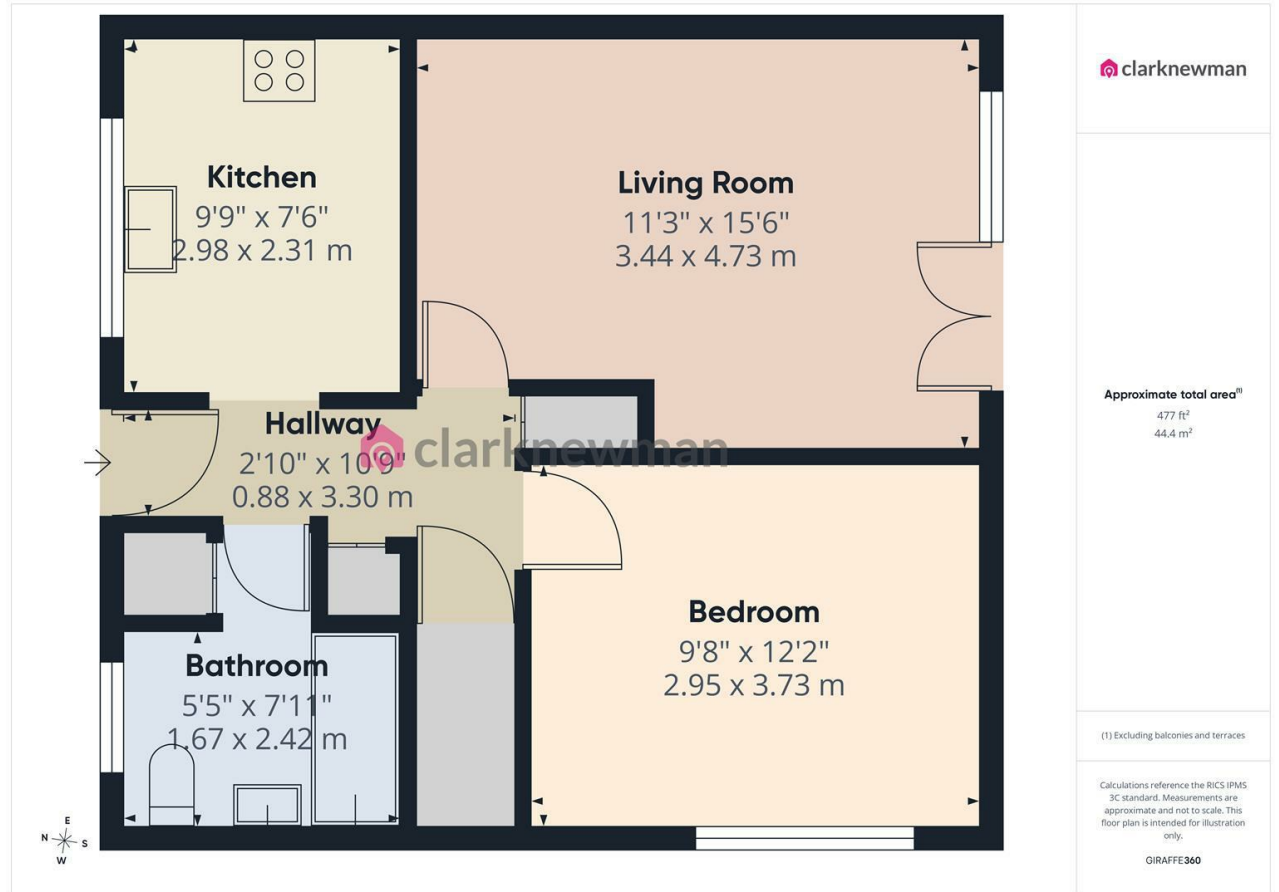
Service Charge: £75.73 per month

Ground Rent: £10 per annum

Lease: 116 Years Remaining (extended to a new 125-year lease in 2017)

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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