



## Kingsland, Harlow, CM18 6XL

A two bedroom split level maisonette presented in a modern homely style with large bright living spaces It's own enclosed garden backing on to woodland. With garden sheds and patio area. The property is set nicely back from the road. Two double bedrooms master bedroom with walk in storage. Good size kitchen with lit under stairs pantry. Recently up dated a white three piece bathroom. Parking is on street. the current vendors manage to park 4 vehicles.

The property benefits from a recently completed lease extension to approximately 174 years.

. A Section 20 Notice of Intention has recently been issued by the freeholder in respect of proposed communal electrical upgrading works. No cost estimates have yet been provided."

£245,000

# Kingsland, Harlow, CM18 6XL



- Two Double Bedooms
- Modern Kitchen
- Close to Staple Tye
- Split Level Maisonette
- Modern Bathroom
- Backs onto Woodland
- Enclosed Garden
- Easy reach of Town Centre
- Popualr location

## Living Room

13'3" x 12'6" (4.04m x 3.81m)

## Kitchen

16'5" x 9'1" (5.00m x 2.77m)

## Bedroom 1

13'2" x 9,8" (4.01m x 2.74m,2.44m)

## Bedroom 2

11' x 9'10" (3.35m x 3.00m)

## Bathroom

## Gardens

Small lawned front garden. Good sized enclosed rear garden.

## Brick Shed

## Timbed/Glazed Outbuilding

## Agents Notes

Lease: 174 years

Service Charge: £981.72 per annum

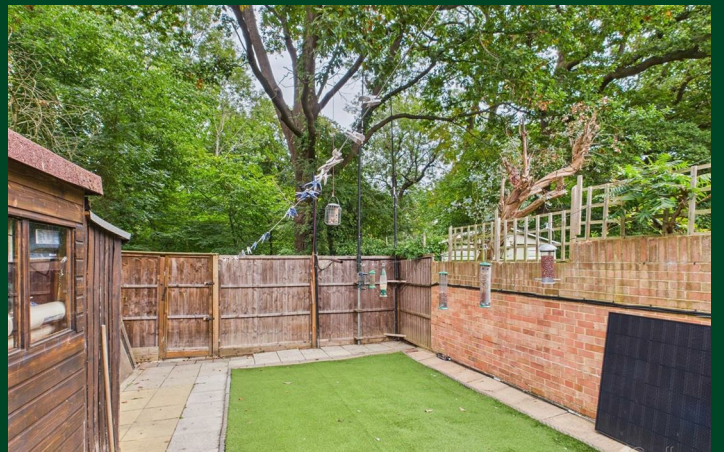
Ground Rent: £10.00 per annum

The property benefits from a recently completed lease extension to approximately 174 years.

A Notice of Intention has been put on the property for major works. No costings are available currently.



## Directions



# Floor Plan



## Council Tax Details

Band B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

