



Netteswell Orchard | Harlow | CM20 2QW

Asking Price £195,000

 clarknewman



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A FIRST FLOOR TWO BEDROOM SPLIT-LEVEL MAISONETTE located adjacent to Harlow Town Park. The property features a private front door to the entrance hall with stairs to the second floor. The living room features full width windows and doors out to the balcony. The kitchen is well proportioned with ample cupboard space. Upstairs benefits from two double bedrooms and a family bathroom suite. Other features include gas heating and allocated parking. Online virtual tour available.

- Two Double Bedrooms
- Split Level
- Council Tax Band: B
- First Floor Maisonette
- Private Balcony
- EPC Rating: C

#### Front

Allocated parking space. Open staircase leading to private timber front door. Cupboard next to front door containing meters.

#### Entrance Hall

4'4" x 6'1" (1.32m x 1.85m)

Timber external door to communal landing. Radiator to wall. Stairs to first floor. Internal door to inner hall.

#### Inner Hall

4'6" x 2'10" (1.37m x 0.86m)

Internal doors to entrance hall and living room.

#### Living Room

16'0" x 14'10" (4.88m x 4.52m)

Full width double glazed patio doors to balcony. Two radiators to walls. Built-in storage cupboard under stairs. Archway to kitchen. Internal door to inner hall.







## Kitchen

10'11" x 8'6" (3.33m x 2.59m)

Two double glazed windows to front. Fitted kitchen with a range of wall and base units, laminate worktops and stainless steel sink and drainer. Gas boiler to wall. Appliances to remain (washing machine, electric oven, gas hob and fridge freezer). Archway to living room.

## Landing

9'0" x 3'4" (2.74m x 1.02m)

Stairs to ground floor. Internal doors to bedrooms and bathroom. Loft hatch above (not inspected).

## Bedroom One

10'10" x 12'11" (3.30m x 3.94m)

Two Velux windows to roof space, radiator to wall. Storage in eaves. Two built-in wardrobes. Internal door to landing.

## Bedroom Two

10'0" x 8'3" (3.05m x 2.51m)

Velux window in roof space, radiator to wall. Two built-in double wardrobes (once housing hot water cylinder). Internal door to landing.

## Bathroom

5'7" x 6'3" (1.70m x 1.91m)

Three piece suite comprising of WC, pedestal sink and bath with glass screen and electric shower above. Velux window in roof space. Radiator to wall. Internal door to landing.

## Lease Information

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

Service Charges (plus Reserve Fund): £269.16 per quarter (£1,076.64 per annum) approx.

Ground Rent: £0

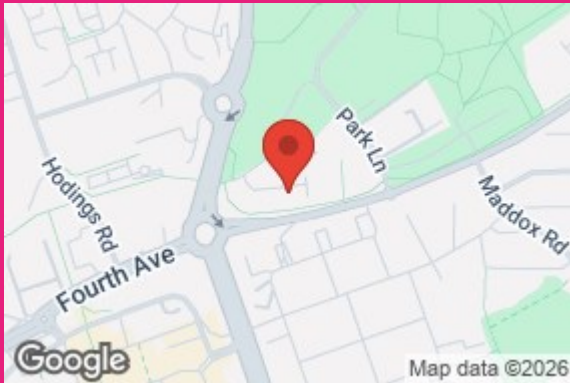
Lease: 957 years remaining (approx.)

## Local Area

Netteswell Orchard is a quiet residential turning in the sought-after Netteswell area of Harlow, adjacent to/within Harlow Town Park, well suited to families and commuters. It offers easy access to Harlow Town Centre for a range of shops, restaurants, and leisure facilities, while Harlow Town Railway Station provides direct links into London Liverpool Street, Cambridge & Stansted. Nearby Harlow Town Park adds to the appeal with excellent green space, alongside convenient road connections via the A414 and M11.

## 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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