Tanyard Place | Harlow | CM20 2FF

Asking Price £270,000

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A WELL PRESENTED TWO DOUBLE BEDROOM SPLIT-LEVEL (DUPLEX) APARTMENT. Situated over the first and second floors, the property comprises a spacious entrance hall with doors leading to the living room, modern fitted kitchen/diner and WC. The kitchen also benefits from a useful balcony. Upstairs are two double bedrooms and a family bathroom suite. With windows on dual aspects, the property is filled with natural light, creating a spacious and airy feel. The property also benefits from an allocated tandem parking space for two cars. Online virtual tour available.

- Two Double Bedrooms
- Spacious Accommodation
- Council Tax Band: C
- Duplex Apartment
- Parking for Two Cars
- EPC Rating: B

Tanyard Place

Built in 2014 on the grounds of the former Harlow Swimming Pool, the apartment block features secure entry intercom with allocated parking spaces below the flats. There is access into the building from both front and rear aspects. Other features include communal bike sheds and bin stores for residents. The communal stairway and lobbies are well kept and tidy.

Entrance Hall

7'2" x 8'4" (2.18m x 2.54m)

External door to communal landing. Radiator and intercom phone to wall. Stairs to first floor. Recessed spotlights in ceiling. Internal doors to living room, kitchen diner and WC.

Living Room
9'11" x 16'10" (3.02m x 5.13m)
UPVC double glazed window overlooking First Avenue. Radiator to wall. Storage cupboard under stairs. Recessed spotlights in ceiling. Internal door to entrance hall.

Kitchen Diner
9'6" x 16'11" (2.90m x 5.16m)
UPVC double glazed window to rear of building. Radiator to wall. Modern fitted kitchen with a range of wall and base units, laminate worktops and stainless steel 1.5 sink and drainer. Integral electric oven and hob with cooker hood above. Space/plumbing for washing machine, dishwasher and fridge freezer (not included within sale). Gas combination boiler located within wall units. Ample space for dining table. Recessed spotlights in ceiling. Internal door to entrance hall, external door out to balcony.

Balcony
8'8" x 3'11" (2.64m x 1.19m)
Balcony with glass balustrade overlooking Tanyard Place. External door to kitchen diner.

WC
3'5" x 6'5" (1.04m x 1.96m)
White WC and pedestal sink. Radiator to wall. Recessed spotlight and extractor fan in ceiling. Internal door to entrance hall.

Landing
7'2" x 7'7" (2.18m x 2.31m)
Stairs to entrance hallway. Radiator to wall. Recessed spotlights in ceiling. Internal doors to both bedrooms and bathroom.

Bedroom One
10'3" x 17'0" (3.12m x 5.18m)
UPVC double glazed window overlooking First Avenue, radiator to wall. Internal door to landing.

Bedroom Two
9'8" x 14'2" (2.95m x 4.32m)
UPVC double glazed window overlooking Tanyard Place, radiator to wall. Two fitted wardrobes. Internal door to landing.

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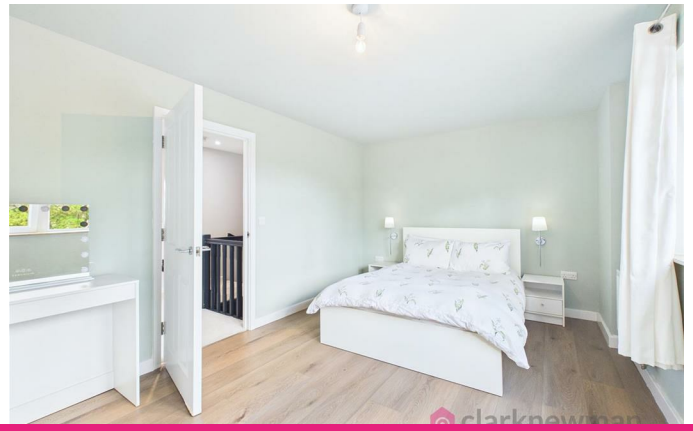

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Bathroom

7'4" x 6'1" (2.24m x 1.85m)

White three piece bathroom comprising a WC, pedestal sink and bath with glass screen and shower attachment to bath taps. Part tiled walls with radiator and shaver sockets. Extractor fan recessed in ceiling. Internal door to landing.

Local Area

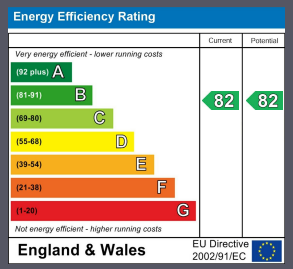
Tanyard Place is a private residential turning within Harlow Town Park, well suited to both families and commuters. It offers easy access to Harlow Town Centre for a range of shops, restaurants, and leisure facilities, while Harlow Town Railway Station provides direct links into London Liverpool Street, Cambridge & Stansted. Harlow Town Park adds to the appeal with excellent green space, alongside convenient road connections via the A414 and M11.

Lease Information

The below figures have been provided to us by the vendors:
Service Charges: £174.12 per month (approx.)
Ground Rent: Included within service charges
Lease: 113 years remaining

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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