



Arkwrights | Harlow | CM20 3LT

Offers In Excess Of £200,000



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A WELL PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR FLAT with communal garden. The property comprises of a spacious lounge diner, modern fitted kitchen with a range of wall and base units, two double bedrooms and a family bathroom suite. Online virtual tour available.

- Two Double Bedrooms
- Well Presented
- Council Tax Band: B
- First Floor Flat
- Communal Garden
- EPC Rating: D

#### Block

Communal staircase leading to front door located on second floor. Well kept communal garden with private external storage cupboard.

#### Entrance Hall

2'8" x 19'5" (0.81m x 5.92m)

Timber door to communal landing. Radiator to wall. Double storage cupboard. Internal doors to living room, bedrooms and bathroom. Doorway to kitchen.

#### Living Room

19'4" x 10'7" (5.89m x 3.23m)

UPVC double glazed windows to front and rear aspect. Radiator to wall (newly installed). Internal door to hallway. Serving hatch into kitchen.

#### Kitchen

5'6" x 10'5" (1.68m x 3.18m)

UPVC double glazed window overlooking communal garden. Fitted kitchen with a range of wall and base units, laminate worktops and ceramic sink. Plumbing for dishwasher and washing machine. Electric oven and hob. Internal storage cupboard. Doorway to hallway.





### Bedroom One

9'10" x 13'3" (3.00m x 4.04m)

UPVC double glazed window to front, radiator to wall (newly installed).  
Internal door to hallway.

### Bedroom Two

10'6" x 9'11" (3.20m x 3.02m)

UPVC double glazed window to front, radiator to wall (newly installed).  
Two storage cupboards (one housing hot water cylinder). Internal door to hallway.

### Bathroom

5'6" x 6'8" (1.68m x 2.03m)

UPVC double glazed window overlooking communal garden. Tiled bathroom suite with white WC, pedestal sink and bath with glass screen and electric shower above. Chrome heated towel rail to wall. Internal door to hallway.

### Lease Information

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

Service Charges: £83.67 per month (approx.)

Ground Rent: £10 per annum

Lease: 89 years remaining

### Local Area

Arkwrights is conveniently located approximately 1 mile from Harlow Town Centre, 1.2 miles to Harlow Town Train Station and only 0.4 miles to The Stow shopping centre benefiting from local convenience stores, chemists, dentists and doctors surgery. There is also a good choice of schooling close-by.

### 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.



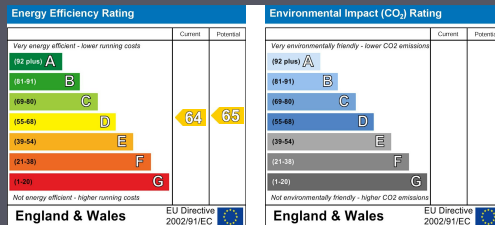
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