



Adingtons | Halling Hill | Harlow | CM20 3JY

Asking Price £230,000



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A FULLY REFURBISHED TWO DOUBLE BEDROOM TOP FLOOR FLAT. The property comprises a useful entrance area with space for shoes and coats, leading through to a minimalistic living room with woodland views to the rear and access onto a South-facing balcony. The modern fitted kitchen includes an integral oven and hob, along with space for a tall fridge freezer and washing machine. Both double bedrooms benefit from built-in storage, with the rear bedroom also providing access to the balcony. The fully tiled bathroom is fitted with a shower over the bath. Internal viewing is highly recommended to appreciate the quality of the refurbishments throughout.

- Two Double Bedrooms
- South Facing Balcony
- Council Tax Band: B
- Top Floor Flat
- Refurbished to a High Standard
- EPC Rating: D

Adintons

Adintons is a residential block of flats split across four floors. Each flat has its own storage shed and access to the communal garden. To the front and side of the block there is a large (communal) carpark making parking an ease.

Entrance


5'0" x 3'10" (1.52m x 1.17m)

New composite door to communal stairway. Space for coats and shoes. Internal door to living room. Recessed spotlights in ceiling.



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Living Room

14'4" x 10'11" (4.37m x 3.33m)

UPVC double glazed window to rear, overlooking woodland. UPVC double glazed door out to South-facing balcony. Built-in storage cupboard. Radiator to wall. Internal doors to entrance, kitchen and inner hallway. Mains powered smoke alarm. Recessed spotlights in ceiling.

Kitchen

9'8" x 9'5" (2.95m x 2.87m)

UPVC double glazed window to front aspect. Modern fitted kitchen to wall and base units, integral oven and hob with cooker hood above. Space for tall fridge freezer and plumbing for washing machine. Gas combination boiler located within wall units. Radiator to wall. Internal door to living room. Mains powered heat detector. Recessed spotlights in ceiling.

Hallway

2'8" x 6'2" (0.81m x 1.88m)

Two built-in storage cupboards. Internal doors to living room, bedrooms and bathroom. Mains powered smoke alarm. Recessed spotlights in ceiling.

Bedroom One

10'5" x 10'10" (3.18m x 3.30m)

UPVC double glazed windows and door out to balcony (overlooking the woodland). Built-in storage/wardrobe. Internal door to hallway. Recessed spotlights in ceiling.

Bedroom Two

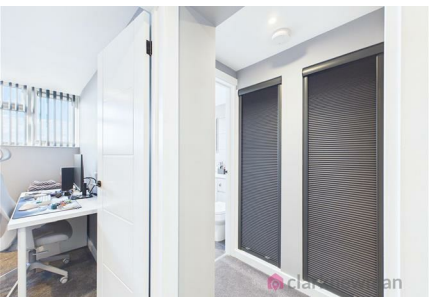
8'11" x 10'10" (2.72m x 3.30m)

UPVC double glazed windows to front aspect. Built-in storage. Internal door to hallway. Recessed spotlights in ceiling.

Bathroom

7'6" x 5'3" (2.29m x 1.60m)

UPVC double glazed window. Fully tiled bathroom suite comprising of white WC, vanity sink and bath with shower above. Chrome heated towel rail to wall. Bluetooth mirror to wall. Internal door to hallway. Recessed spotlights in ceiling.





Balcony

4'2" x 11'0" (1.27m x 3.35m)

South-facing balcony with woodland views and artificial grass. UPVC double glazed doors leading to living room and bedroom.

Agents Notes

The property has been refurbished to a high standard throughout including new electrics, plumbing, plastering, doors, kitchen and bathroom. EICR available to view upon request. Most furniture also available to purchase via separate negotiations.

Lease Information

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

Ground Rent: £10 per annum

Service Charge: £97.57

Lease: 86 years remaining

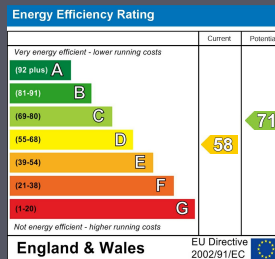
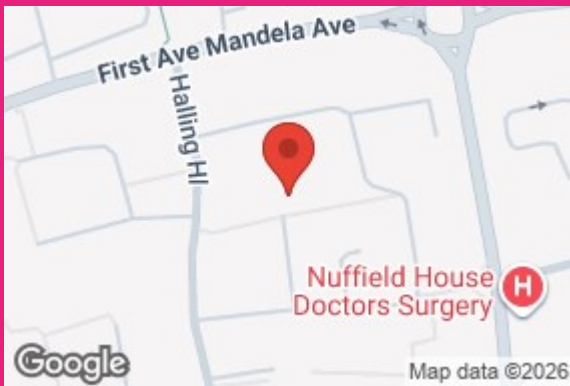
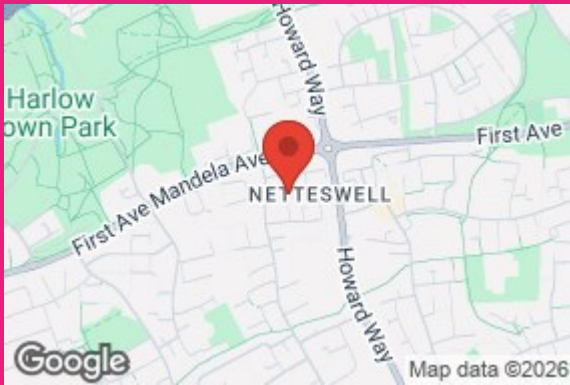
Local Area

Halling Hill is an extremely popular and well-established location within Harlow, favoured for its close proximity to a range of highly regarded primary and secondary schools. The Stow Shopping Centre is within comfortable walking distance, offering a variety of everyday amenities. Harlow Town Station is approximately 1.0 mile away, providing direct rail links into London, Cambridge and Stansted Airport, while the open green spaces of Harlow Town Park are just 0.5 miles away, ideal for leisure and recreation.

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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