



Fullers Mead | Harlow | CM17 9AZ

Asking Price £210,000



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AN IMMACULATE TWO DOUBLE BEDROOM FIRST FLOOR FLAT offering both superb internal condition and ample living space throughout. The property comprises of a very rare to find, large "L" shaped entrance hall with utility area and several useful storage cupboards, two good sized double bedrooms, a bright and airy lounge with plenty of dining space, a modern fitted kitchen housing a range of wall and base units and a white three piece family bathroom suite. Viewings highly advised. Lease information in the full details below.

- Two Double Bedrooms
- Immaculate Condition
- Council Tax Band: B
- First Floor Flat
- Popular Location
- EPC Rating: C

Front

Ample street parking. Permit not required.

Entrance Hall

Private composite front door (newly fitted) large entrance hall with UPVC double glazed window allowing for plenty of natural light and internal door to utility/store room. Further features include highly useful storage cupboards and radiator to wall. Internal doors to all further rooms.

Utility/Store Room

6'3" x 2'11" (1.91m x 0.89m)

Very useful space with UPVC double glazed window, plumbing for appliances and ample storage.

Lounge/Diner

11'0" x 18'8" (3.35m x 5.69m)

Immaculately presented lounge with two UPVC double glazed windows, alcove to wall which the vendors have made a lovely feature of, radiator to wall and ample dining space.





Kitchen

9'4" x 11'6" (2.84m x 3.51m)

Large modern fitted kitchen offering a range of wall and base units as well as integrated oven, hob and extractor fan above and dishwasher. Space for freestanding fridge freezer, breakfast bar to side, boiler to wall and UPVC double glazed window overlooking communal garden.

Bedroom One

10'11" x 13'6" (3.33m x 4.11m)

Large double bedroom offering dual aspect UPVC double glazed windows, radiator to wall and ample wardrobe space.

Bedroom Two

9'5" x 11'2" (2.87m x 3.40m)

Double bedroom with ample space for furniture, UPVC double glazed window and radiator to wall.

Bathroom

5'8" x 5'11" (1.73m x 1.80m)

Fully tiled white family bathroom suite offering shower over bath, white toilet and sink. UPVC double glazed window and radiator to wall.

Communal Garden

Neat and tidy communal garden with table and chairs (for all to use). Patio and a variety of pots/plants.

Local Area

Fullers Mead is located just off Potter Street and is situated within close proximity to local amenities and schooling. Fullers Mead is also conveniently located close to the Harlow M11 Junction. The area is also well placed for outdoor space, while commuters benefit from straightforward access to Harlow Town railway station, offering regular services into London and Cambridge. Overall, the location provides a great balance of convenience, green space and connectivity.

Lease Information

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

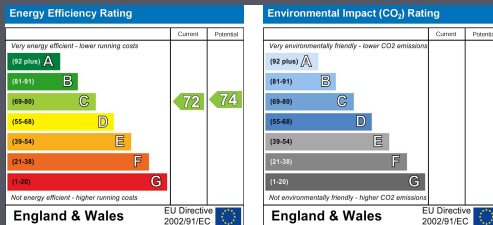
Service Charges: £97.28 per month (approx.)

Ground Rent: £10 per annum

Lease: 87 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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