

High Street | Old Harlow | CM17 0DW

Asking Price £300,000

clarknewman

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GUIDE PRICE: £300,000 - £325,0000. A THREE BEDROOM DUPLEX MAISONETTE situated above the shops within Old Harlow High Street. The property comprises of a spacious entrance hall with doors to large lounge with open plan kitchen, WC and storage cupboard. There are stairs leading to the three bedrooms and family bathroom. To the front of the property there is a large courtyard/terrace. The sellers have refurbished the property throughout and extended the lease to 153 years remaining with no monthly service charges. Online virtual tour available.

- Three Bedrooms
- Newly Refurbished
- Council Tax Band: B
- Duplex Maisonette
- Old Harlow High St
- EPC Rating: D

Front Courtyard

Communal iron staircase near Old Harlow library leading up to row of apartments. The front of the property is fenced with gate leading to South-facing courtyard/terrace. Composite front door to entrance hall.

Entrance Hall

15'4" x 6'4" (4.67m x 1.93m)

Composite door to front courtyard. Stairs to first floor. Internal doors to living room, kitchen, WC and storage cupboard.

















Living Room
26'8" x 9'4" (8.13m x 2.84m)
UPVC double glazed windows on dual aspects, one looking into courtyard and a bay window looking out to Old Harlow High Street. Two radiators to walls. Open plan to kitchen. Internal door to entrance hall.

Kitchen
14'11" x 8'2" (4.55m x 2.49m)
UPVC double glazed bay window looking over Old Harlow High Street. Newly fitted kitchen with a range of units and integral appliances including electric oven, gas hob, dishwasher, washing machine and fridge freezer. White acrylic sink with chrome mixer tap. Open plan to living room. Internal door to entrance hall.

WC
5'4" x 3'2" (1.63m x 0.97m)
UPVC double glazed window. White WC and vanity sink with unit below. Extractor fan to wall. Internal door to entrance hall.

Landing
3'8" x 11'1" (1.12m x 3.38m)
Stairs to ground floor. Internal doors to bedrooms and family bathroom. Built-in storage cupboard. Loft hatch above.

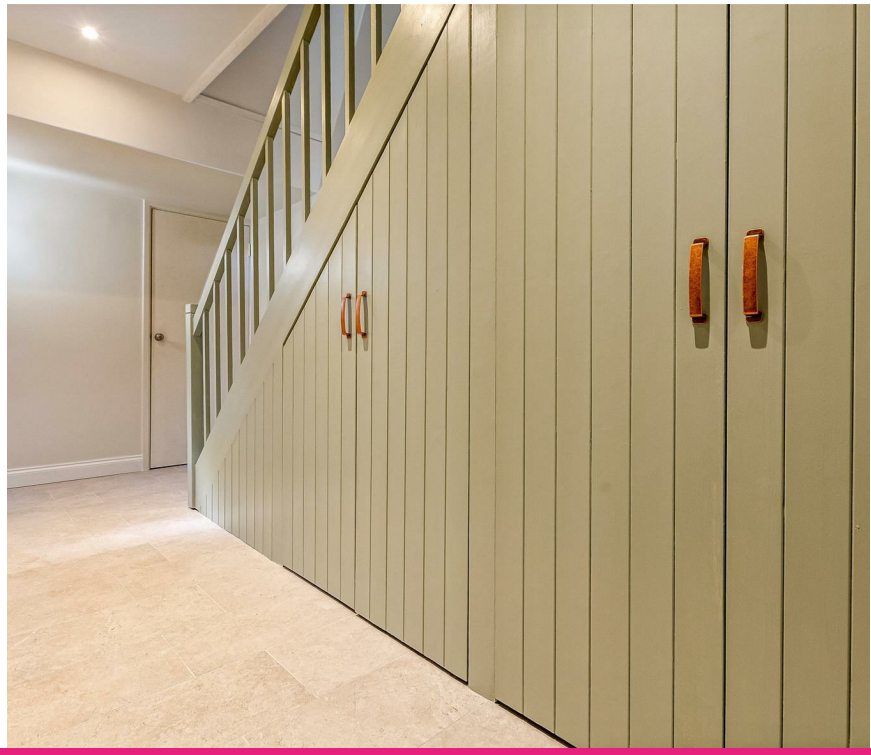
Bedroom One
10'0" x 11'4" (3.05m x 3.45m)
UPVC double glazed window overlooking High Street, radiator to wall. Built-in wardrobes. Internal door to landing.

Bedroom Two
11'6" x 9'4" (3.51m x 2.84m)
UPVC double glazed window overlooking courtyard, radiator to wall. Built-in wardrobes. Internal door to landing.

Bedroom Three
12'3" x 7'10" (3.73m x 2.39m)
UPVC double glazed window overlooking High Street, radiator to wall. Built-in wardrobes. Internal door to landing.











Family Bathroom

4'10" x 6'5" (1.47m x 1.96m)

UPVC double glazed window. Part tiled suite comprising of white WC with shower above, vanity sink and WC. Chrome heated towel rail and extractor fan. Internal door to landing.

Lease Information

The below figures have been provided to us by the vendors:
Service Charges: £0
Ground Rent: £100 per annum
Lease: 153 years remaining

Local Area

This property is located in the heart of Old Harlow High Street which provides a variety of local cafes and amenities as well as local schooling. Harlow Mill Train Station is 0.5 miles away and offers direct access into London & Cambridge. It is also in close proximity to M11 Junction 7A, just over two miles away.

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.







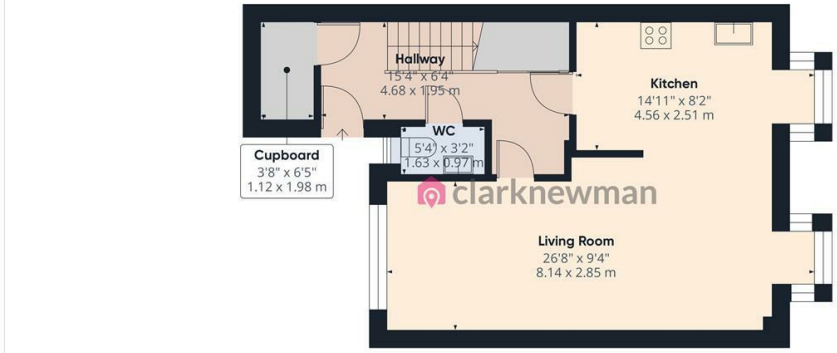


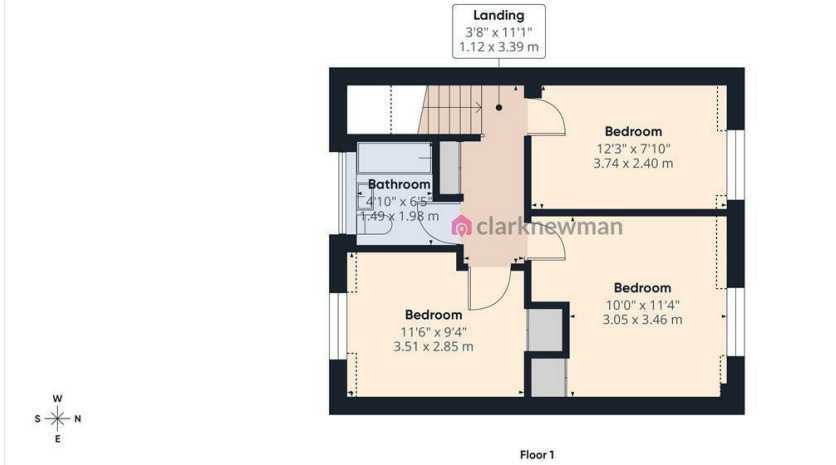












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Approximate total area(1)

945 ft²

87.8 m²

Reduced headroom

9 ft²

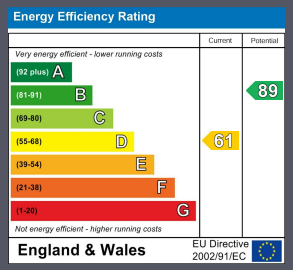
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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