



The Hornbeams | Harlow | CM20 1PQ

Asking Price £170,000

 clarknewman

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A WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT. The property has been redecorated throughout and benefits from a brand new modern fitted kitchen. The flat features lots of storage, a double bedroom, large L-shaped living room, new kitchen and modern shower room. The block also benefits from a well presented communal garden. The property is being sold with no onward chain. Online virtual tour available.

- One Double Bedroom
- Redecorated Throughout
- Council Tax Band: B
- Ground Floor Flat
- Excellent Location
- EPC Rating: C

Front

Ex-local authority block of flats with access to flat via timber external door. Well kept communal gardens shared by residents. Useful external storage cupboard.

Hallway

2'10" x 10'10" (0.86m x 3.30m)

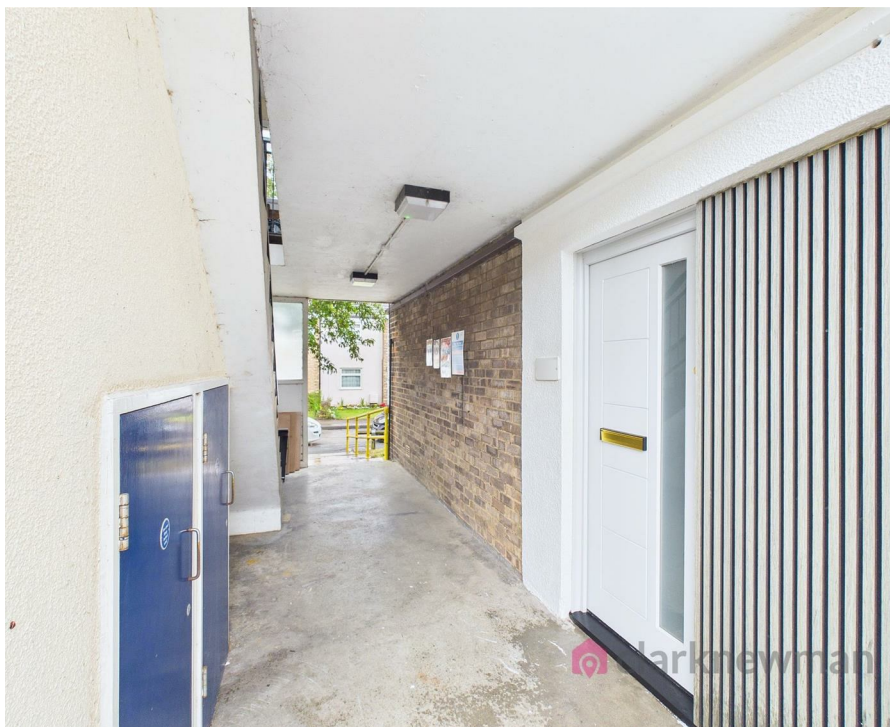
External glazed door to communal entrance. Three large storage cupboards (one cupboard with lighting and power). Radiator to wall. Internal doors to living room, kitchen, bathroom and bedroom.

Living Room

14'3" x 17'6" (4.34m x 5.33m)

Two UPVC double glazed windows, two radiators to walls. Internal door to entrance hall.





Kitchen

9'6" x 7'6" (2.90m x 2.29m)

UPVC double glazed window. Newly installed modern fitted kitchen with integral electric oven and hob, laminate worktops with fitted splashbacks, 1.5 stainless steel sink and drainer with brushed chrome mixer tap. Integral dishwasher, space/door for integral washing machine. Gas boiler located in wall unit. Radiator to wall. Internal door to hallway.

Bedroom

11'2" x 10'11" (3.40m x 3.33m)

UPVC double glazed window, radiator to wall. Internal door to hallway.

Shower Room

6'3" x 7'5" (1.91m x 2.26m)

UPVC double glazed window. Fully tiled shower room with white WC, pedestal sink and walk-in shower cubicle. Radiator to wall. Internal door to entrance hall.

Lease Information

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

Ground Rent: £10 per annum

Service Charge: £816.94 per annum

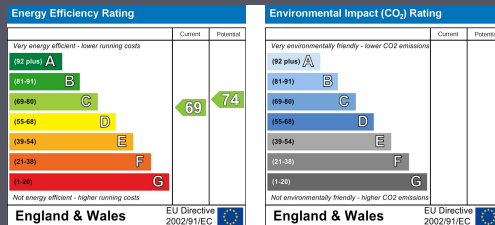
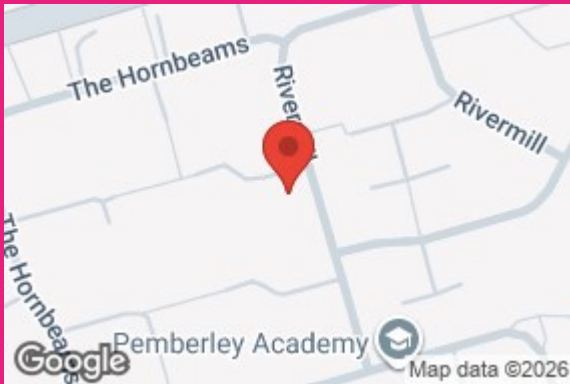
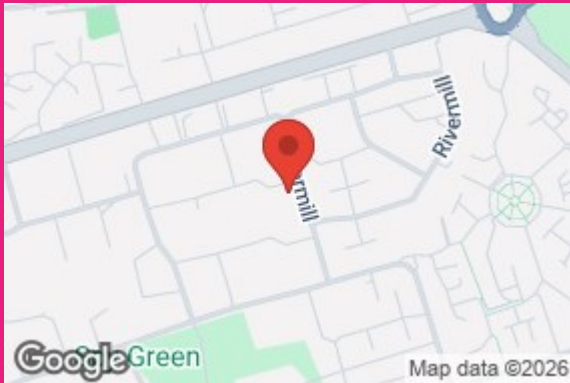
Lease: 176 years remaining

Local Area

The Hornbeams is ideally situated being on the doorstep of Princess Alexandra Hospital (0.5 miles), only a short walk to Harlow Town Train Station (0.7 miles), and Town Centre (0.7 miles). There is also a good choice of schooling surrounding the property. 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.

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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