Dadswood | Harlow | CM20 1JL

Offers In Excess Of £220,000

clarknewman

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A REFURBISHED TWO DOUBLE BEDROOM FIRST FLOOR FLAT benefiting from a long lease of 116 years and a superb location adjacent to Harlow Town Centre. The property boasts a spacious living room, newly fitted kitchen and entrance hall with ample storage. Further benefits include new UPVC double glazing, a generously sized double bedroom, a single bedroom and brand new family bathroom. The property is vacant and available chain free. Online virtual tour available.

- Two Bedrooms
- Completely Refurbished
- Council Tax Band: C
- First Floor Apartment
- Long Lease of 116 Years
- EPC Rating: C

Exterior
Communal car park with residents permit. Walk-through to Harlow Town Centre. Secure entry intercom to communal stairway.

Hallway
10'5" x 3'9" (3.18m x 1.14m)
Timber door to communal landing. Internal doors to bedrooms, living room, bathroom and storage cupboard housing immersion cylinder. Newly fitted carpets. Secure entry intercom phone to wall, electrical distribution board above door.

Living Room
12'0" x 13'10" (3.66m x 4.22m)
Two UPVC double glazed windows. Electric radiator to wall. Newly fitted carpets. Internal door to hallway, archway to kitchen.

Kitchen
7'10" x 8'2" (2.39m x 2.49m)
UPVC double glazed window. Newly fitted kitchen with laminate worktops and white sink and drainer. Extractor fan to wall. Space for washing machine and fridge freezer. New electric oven and hob with cooker hood above. Newly fitted wood effect flooring. Archway to lounge.

Bedroom One
9'1" x 11'6" (2.77m x 3.51m)
UPVC double glazed window, electric radiator to wall. Alcove for wardrobes. Newly fitted carpets. Internal door to hallway.

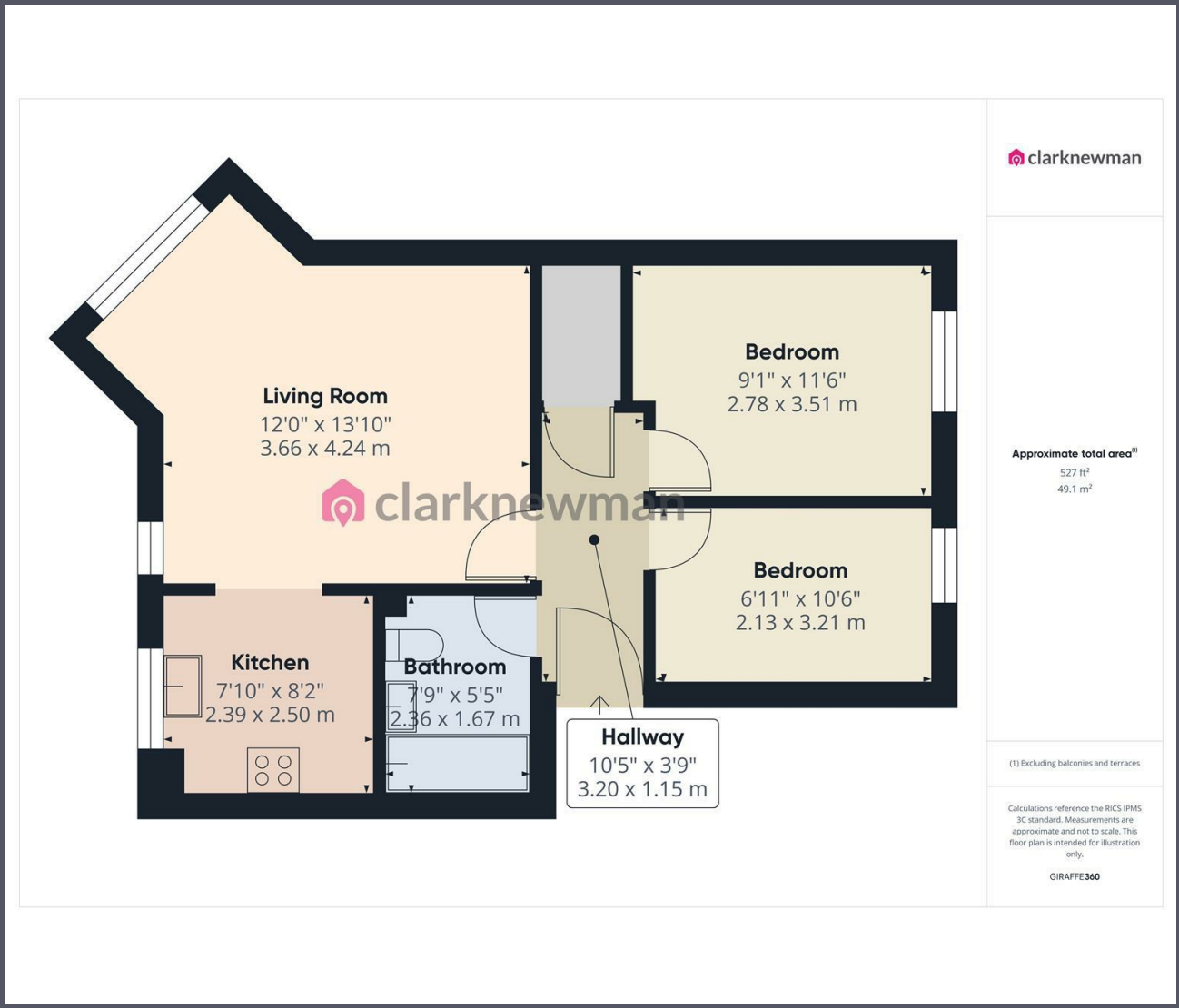
Bedroom Two
6'11" x 10'6" (2.11m x 3.20m)
UPVC double glazed window, electric radiator to wall. Newly fitted carpets. Internal door to hallway.

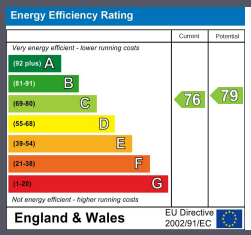
Bathroom
7'9" x 5'5" (2.36m x 1.65m)
Newly fitted bathroom suite comprising of panelled walls with white bath and shower attachment/raiser rail. White WC and pedestal sink with part tiled walls. Fan heater and extractor fan to wall. Internal door to entrance hall.

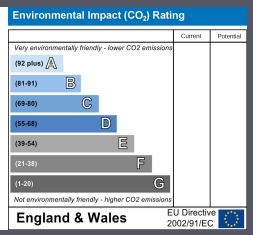
Lease Information
The below figures have been provided to us by the vendors:
Service Charge: £90 per month
Ground Rent: £0 per annum
Lease: 116 Years Remaining

Local Area
Dadswood is a private development adjacent to Harlow Town Centre. There is a large communal carpark for residents with 2 permits per household. Dadswood is also only a short distance to Princess Alexandra Hospital (0.5 miles) and Harlow Town Train Station (1.2 miles) with trains direct to Tottenham Hale, Liverpool Street and Cambridge.

Agents Note
Water Bill: The water charge is paid every 6 months. In July 2024 the vendor paid £93.48, which times x2 is £186.96 for the year, however that is always subject to change. Dadswood gets a joint bill which is divided among all the flats on the development by the management company, College Place Management, now known as Mentor Services.







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