Priory Court | Harlow | CM18 7AY

Offers Over £235,000

clarknewman

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AN IMMACULATE TWO DOUBLE BEDROOM TOP FLOOR APARTMENT situated in a private location with Garage En-Bloc. The property comprises of a large entrance hall, bright and airy lounge with ample entertaining/dining space with access to private South facing balcony, a modern fitted kitchen with a range of wall and base units, two generously sized double bedrooms and a fully tiled bathroom suite. Other benefits include a long lease of 939 years, UPVC double glazing throughout and well presented communal grounds. Viewings highly advised.

- Two Double Bedrooms
- Garage En-Bloc
- Council Tax Band: B
- Top Floor Apartment
- Private Location
- EPC Rating: D

## Entrance Hall

Front door, large entrance hall with storage cupboard and radiator to wall. Internal door to lounge and opening to kitchen.

## Lounge

Bright and airy lounge with ample entertaining/dining space featuring UPVC double glazed window and door leading to private balcony. Radiator to wall and internal doors leading to entrance and inner hall.

### Kitchen
Modern fitted kitchen with a range of wall and base units benefitting from integrated oven and hob with extractor fan above, fridge freezer and washing machine. Plumbing for dishwasher, sink and drainer. Large UPVC double glazed window to front.

### Inner Hall
Two good sized storage cupboard and internal doors to double bedrooms and family bathroom.

### Bedroom One
Large double bedroom with useful storage cupboard. UPVC double glazed window to rear and radiator to wall.

### Bedroom Two
Large double bedroom with two useful storage cupboards. UPVC double glazed window to front and radiator to wall.

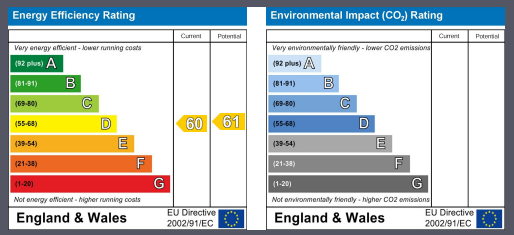
### Bathroom
Fully tiled family bathroom suite featuring bath with shower, white toilet and sink. Chrome heated towel rail and UPVC double glazed window.

### Private Balcony
Private South facing balcony overlooking immaculately kept communal gardens.

### Garage En-Bloc
Single garage with up and over door.

### Local Area
Situated in a cul-de-sac location, the private area of Priory Court is always highly sought after due to the area's excellent links to local schooling, amenities and access to Harlow M11 Junction 7.

### Lease Information
The below figures have been provided to us by the vendors:
Service Charge: (inc buildings insurance) £1,710 per annum.
Ground Rent: £10 per year
Lease: 939 years remaining







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