



Dunstalls | | Harlow | CM19 5RA

Asking Price £170,000

 clarknewman



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A LARGE ONE BEDROOM FIRST FLOOR FLAT with balcony. The property comprises of a spacious entrance hall, large lounge, fitted kitchen with a range of wall and base units, double bedroom, family bathroom suite and storeroom. Further features include gas heating via radiators and UPVC double glazed windows throughout. Dunstalls is a popular area located on the outskirts of Harlow and is close to local amenities and schooling. Viewings highly advised.

- One Bedroom
- Balcony
- Council Tax Band: B
- First Floor Flat
- Outskirts of Harlow
- EPC Rating: D

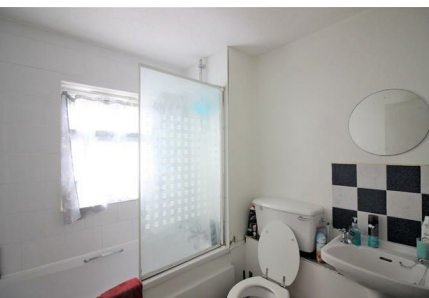
#### ENTRANCE HALL

Timber external door, radiator to wall and airing cupboard. Loft hatch. Large store cupboard. Internal doors to bedroom, lounge, kitchen and bathroom.

#### LOUNGE

Large lounge area with UPVC double glazed windows and patio door leading to balcony. Radiator to wall.





## KITCHEN

Fitted kitchen with a range of wall and base units offering space for freestanding cooker and fridge freezer, sink and drainer. UPVC double glazed window. Internal door to entrance hall.

## BEDROOM

Generously sized double bedroom with UPVC double glazed window and radiator to wall.

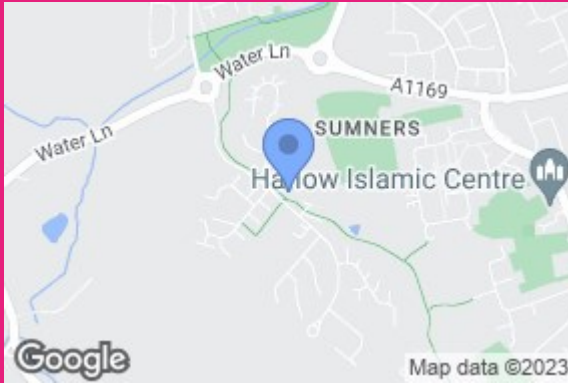
## BATHROOM

White three-piece suite. UPVC double glazed window. Radiator to wall.

## LEASE INFORMATION

The property is leasehold with approximately 86 years remaining on the lease. The service charge is approximately £390 per annum and the ground rent is £10 per annum.





## First Floor

Approx. 48.4 sq. metres (520.7 sq. feet)



Total area: approx. 48.4 sq. metres (520.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-91) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(19-34) <b>E</b>	
(21-38) <b>F</b>		(11-30) <b>F</b>	
(1-20) <b>G</b>		(1-10) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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