



Jocelyns | Old Harlow | CM17 0BU

Asking Price £235,000



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AN IMMACULATE TWO DOUBLE BEDROOM FIRST FLOOR FLAT located within the heart of Old Harlow. This property has been refurbished throughout and an internal viewing is required to appreciate the standard of work carried out. The property comprises of a large entrance hall, a bright and airy lounge with ample dining space, an impressive modern fitted kitchen benefitting from integral appliances, two large double bedrooms and a luxury fitted shower room offering underfloor heating, with separate toilet. Other features include no onward chain, UPVC double glazed windows and communal gardens. Online virtual tour available.

- Two Double Bedrooms
- Immaculate Condition Throughout
- Council Tax Band: B
- First Floor Flat
- No Onward Chain
- EPC Rating: D

#### Entrance Hall

18'2" x 2'9" (5.54m x 0.84m)

Large entrance hall with front door to communal area, electric radiator to wall and three generously sized storage cupboards. Internal doors to lounge/diner, double bedrooms and bathroom, separate WC and airing cupboard. All doors are fire proof, oak doors.




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### Lounge/Diner

11'7" x 25'7" (3.53m x 7.80m)

Bright and airy lounge with dual aspect UPVC double glazed windows to front and back providing ample natural light, further dining space, electric radiators to wall and opening to kitchen.

### Kitchen

9'8" x 6'5" (2.95m x 1.96m)

Immaculate modern fitted kitchen with a range of wall and base units benefitting from integrated oven, induction hob, microwave, fridge freezer, dishwasher and washing machine. UPVC double glazed window and pantry cupboard.

### Bedroom One

9'2" x 12'5" (2.79m x 3.78m)

Large double bedroom with ample wardrobe space, UPVC double glazed window and electric radiator to wall.

### Bedroom Two

8'8" x 12'6" (2.64m x 3.81m)

Double bedroom with ample wardrobe space, UPVC double glazed window and electric radiator to wall.

### Shower Room

4'11" x 5'7" (1.50m x 1.70m)

Luxury fitted fully tiled shower room with large walk in shower with thermostatic control, white sink and underfloor heating. UPVC double glazed window and extractor fan.

### Separate WC

2'5" x 5'6" (0.74m x 1.68m)

Fully tiled, white toilet, underfloor heating and UPVC double glazed window.

### Local Area

Jocelyns is located in the heart of Old Harlow and is only a short walk away from Old Harlow High Street which boasts all amenities and schooling, as well as being only 0.5 miles away from Harlow Mill Train Station (with direct trains into London & Cambridge) and a short drive from M11 junction 7A. There is also a new David Lloyd leisure centre under construction less than 1 mile away.

### Lease Information

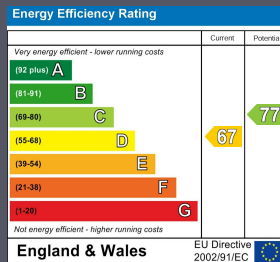
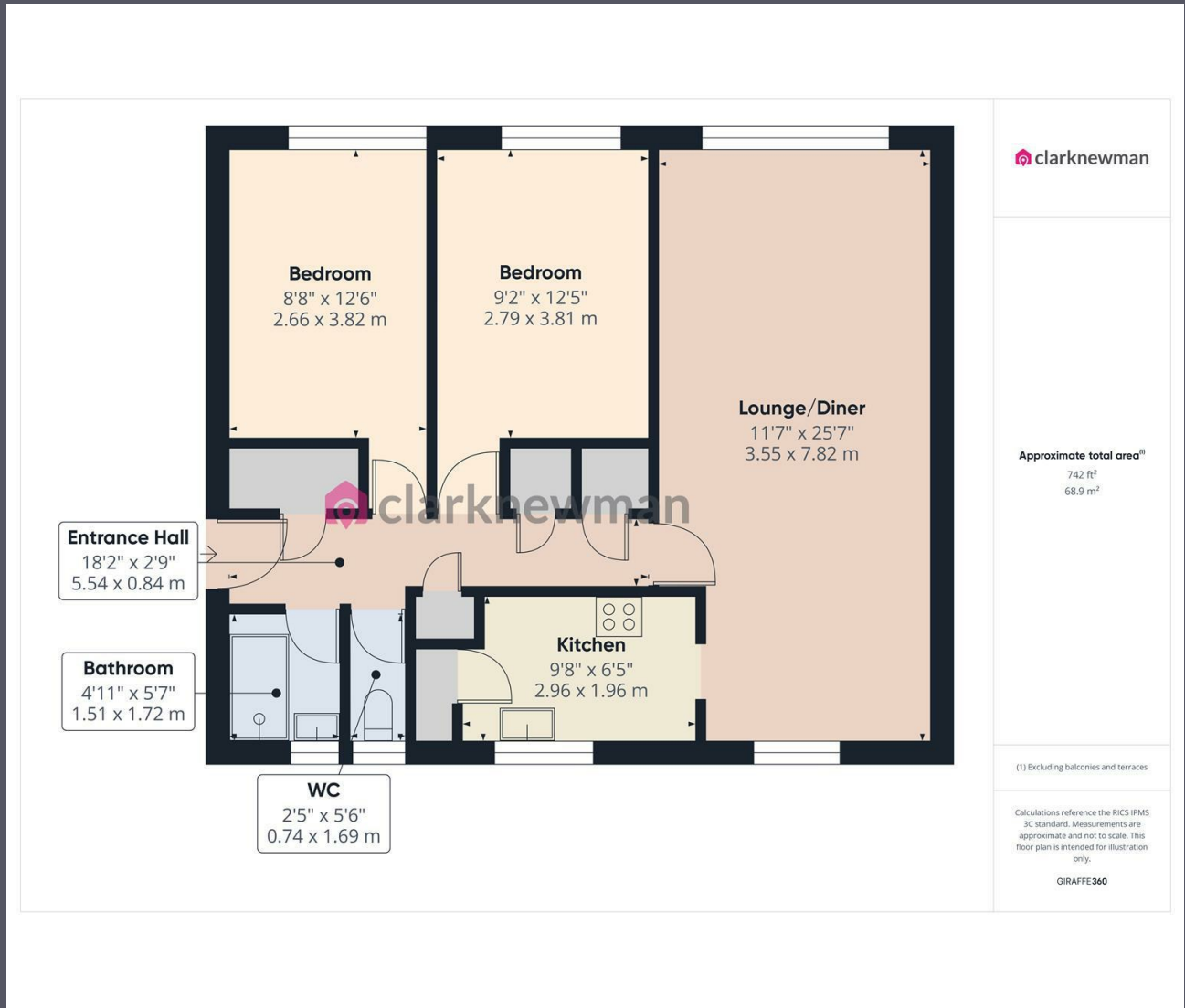
The below figures have been provided to us by the vendors:

Service Charge: £1750 per annum / £146 per month

Ground Rent: £10 per annum

Lease: 86 Years Remaining (approx)





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