



Wedgewood Drive | Church Langley | Harlow | CM17 9PY

Asking Price £225,000



Wedgewood Drive | Church Langley  
Harlow | CM17 9PY  
Asking Price £225,000

A NEWLY REFRBISHED TWO BEDROOM FIRST FLOOR FLAT with allocated parking. The property comprises of a bright living room with Juliette balcony and opening through to kitchen. The kitchen is brand new with integral electric oven and hob. The bathroom has also been refurbished with a new white suite and marble effect wall panels. The bedrooms include a double room and single bedroom. There is UPVC double glazing throughout and heating via new electric radiators. Viewings advised.

- Two Bedrooms
- Allocated Parking
- Council Tax Band: C
- First Floor Flat
- Newly Refurbished
- EPC Rating: D

#### Exterior

Communal car park with two allocated spaces. Well kept communal lobbies/landings.

#### Entrance Hall

Solid wood door to communal landing. Internal doors to bedrooms, living room, bathroom, airing cupboard (housing hot water immersion) and storage cupboard. New electric radiator to wall. New carpets. Secure entry intercom phone to wall.





### Living Room

UPVC double glazed Juliette balcony to front aspect, UPVC double glazed window to side aspects. Two new electric radiators to wall. Archway/opening to kitchen. Internal door to landing. New carpets.

### Kitchen

UPVC double glazed window. Newly installed modern kitchen with a range of grey wall and base units and laminate worktops. Stainless steel sink and drainer with chrome mixer tap. New integral electric oven and hob with cooker hood above. New lino flooring. Space for washing machine and fridge freezer. Archway/opening to living room.

### Bedroom One

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

### Bedroom Two

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

### Family Bathroom

UPVC double glazed window. Newly fitted white suite with shower attachment and glass screen over bath. Marble effect wall panels. Extractor fan. Internal door to hallway.

### Lease Information

The below figures have been provided to us by the vendors:  
Service Charges: £2216 per annum (£1,108.05 every 6 months)  
Ground Rent: £229.82 per annum (£114.91 every 6 months)  
Lease: 97 years remaining

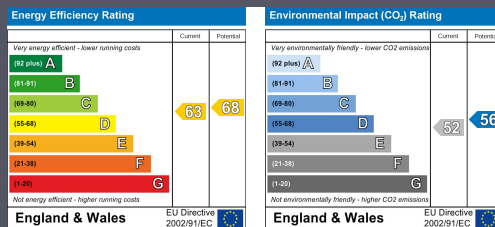
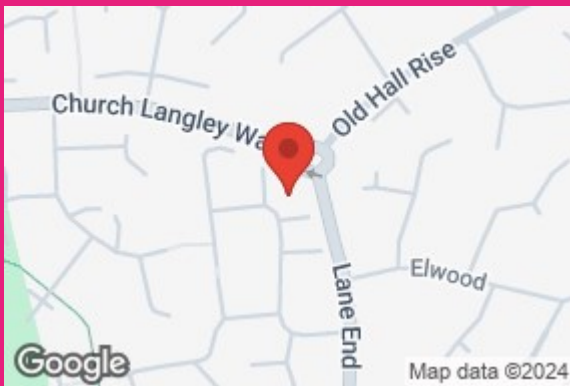
### Local Area

Wedgewood Drive is located in the popular Church Langley development and is situated within walking distance to local amenities and schooling.

### Agents Notes

The property has been completely refurbished throughout including new bathrooms, kitchens and floorings. The vendor is also holding an electrical safety certificate after installing a new modern compliant fuse board.





Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk