

Tanyard Place | Harlow | CM20 2FF

Asking Price £220,000

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A RARELY AVALIABLE, IMMACULATE ONE BEDROOM TOP FLOOR APARTMENT with allocated parking in a superb location. The property comprises of a bright and airy entrance hall leading to an immaculate lounge with ample space for dining, a modern fitted kitchen with a range of wall and base units, a generously sized double bedroom and a newly fitted, fully tiled family bathroom suite. Further features include gas heating via radiators and secure intercom system. Internal viewing is highly advised.

- One Bedroom
- Allocated Parking
- Council Tax Band: B
- Top Floor Apartment
- Immaculate Condition Throughout
- EPC Rating: TBC

Front

Private location with under-cover allocated parking.

Entrance Hall

10'09 x 4'00 (3.28m x 1.22m)

Large entrance hall boasting two good sized storage cupboards, secure entry system and radiator to wall. Internal doors to open plan living, kitchen, bedroom and bathroom. Loft hatch above.

















Kitchen
8'00 x 8'08 (2.44m x 2.64m)
Modern fitted kitchen featuring a range of wall and base units as well as integrated gas hob, electric oven and extractor fan above. Space for freestanding fridge freezer and plumbing for washing machine. UPVC double glazed window and boiler to wall.

Open Plan Living
16'10 x 9'08 (5.13m x 2.95m)
A highly impressive room offering open plan living with ample dining/entertaining space. The lounge/diner benefits from natural light via the UPVC double glazed juliet balcony and features two radiators to wall.

Bedroom
12'11 x 10'04 (3.94m x 3.15m)
Large double bedroom with plenty of space for wardrobes and furnishings. UPVC double glazed juliet balcony offering natural light and radiator to wall.

Bathroom
5'10 x 6'09 (1.78m x 2.06m)
Newly fitted, fully tiled family bathroom suite featuring shower over bath, white toilet and vanity sink. Chrome heated towel rail and extractor fan to wall.

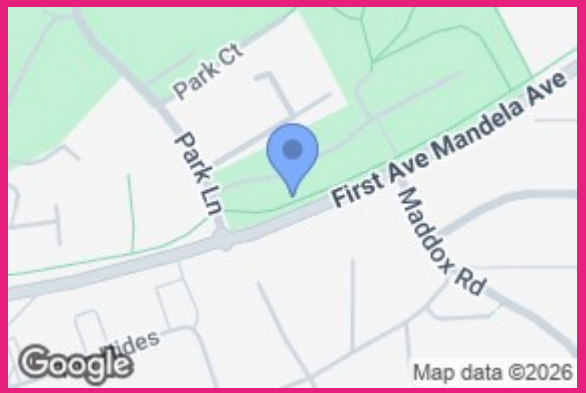
Lease Information
The below figures have been provided to us by the vendors:
Service Charges: £169.50 per month (approx.)
Ground Rent: Included within service charges
Lease: 113 years remaining

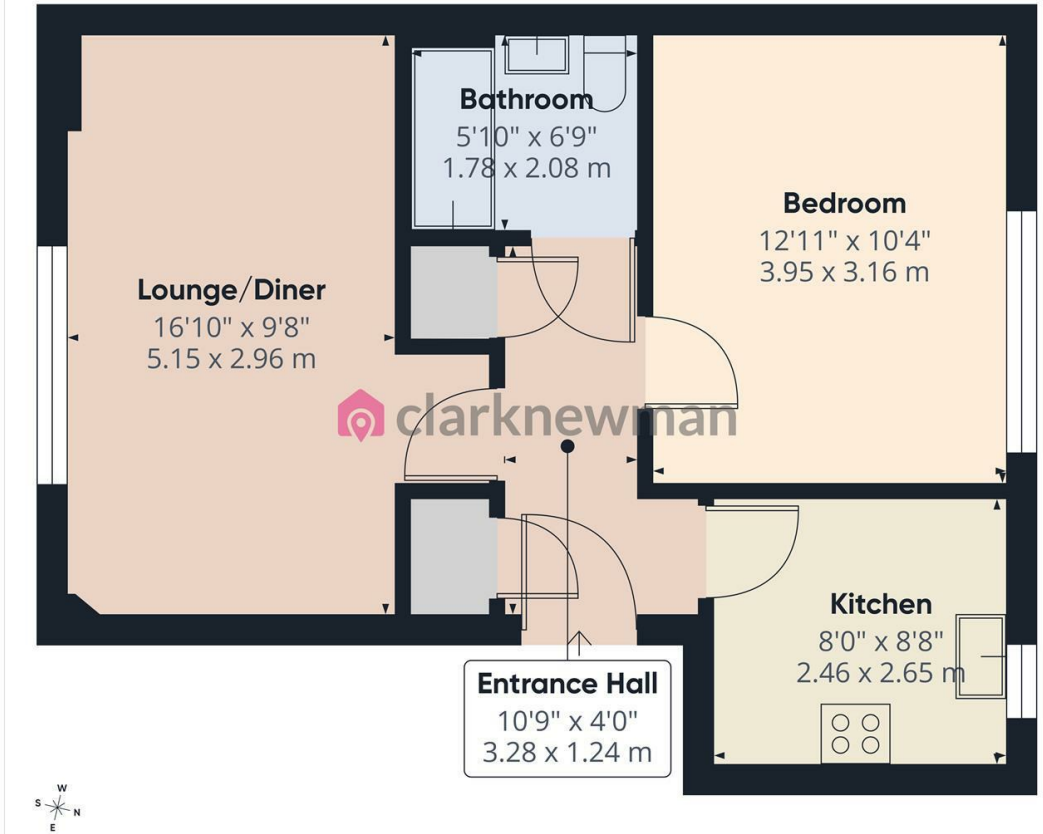
Local Area
Tanyard Place is a private residential turning within Harlow Town Park, well suited to both families and commuters. It offers easy access to Harlow Town Centre for a range of shops, restaurants, and leisure facilities, while Harlow Town Railway Station provides direct links into London Liverpool Street, Cambridge & Stansted. Harlow Town Park adds to the appeal with excellent green space, alongside convenient road connections via the A414 and M11.

HMRC AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









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Approximate total area(1)

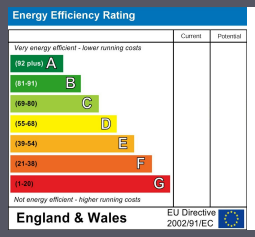
494 ft²

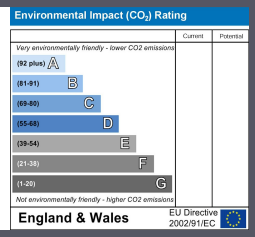
45.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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