



North Square | Newhall | Harlow | CM17 9TW

Guide Price £225,000

 clarknewman

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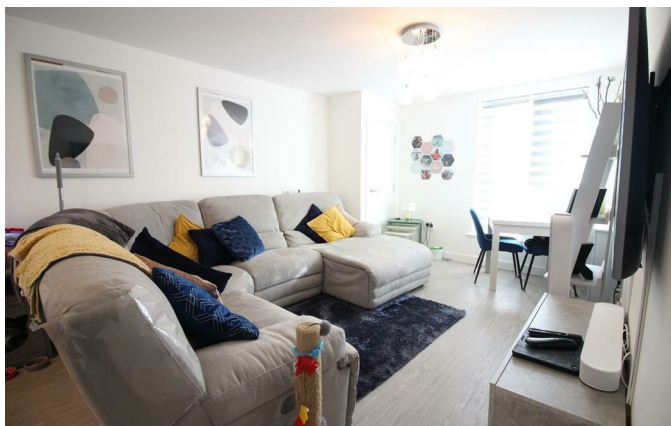
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A LARGE ONE BEDROOM SECOND FLOOR APARTMENT built just three years ago. The property comprises of a spacious entrance hall, large living room with open plan living to the modern fitted kitchen which boasts integrated appliances, generously sized double bedroom and family bathroom suite. Other features include gas heating via radiators, UPVC double glazed windows, a long lease of 247 years and allocated parking. Newhall is a sought-after area and is located within walking distance to local amenities and schooling. Viewings highly advised.

- One Bedroom
- Second Floor Flat
- Allocated Parking
- Sought After Location
- Council Tax Band: B
- EPC Rating: B

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#### ENTRANCE HALL

Front door, spacious entrance hall, radiator to wall and storage cupboard with plumbing for washing machine.

#### KITCHEN/LOUNGE

11'1" x 23'8" (3.38 x 7.21)

A large living room with open plan living to the modern fitted kitchen. The living area offers ample living space with radiator to wall, UPVC double glazed window and storage cupboard.

The modern fitted kitchen benefits from a range of wall and base units offering integrated oven, hob with extractor fan above, fridge freezer and dishwasher.

#### BEDROOM ONE

11'5" x 13'10" (3.48 x 4.22)

Large double bedroom with UPVC double glazed window and radiator to wall.

#### BATHROOM

6'10" x 7'4" (2.08 x 2.24)

A family bathroom suite benefitting from large bath with shower, white toilet and sink. Chrome heated towel rail, shavers point and extractor fan to wall.

#### LEASE INFORMATION

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

Service Charge and Ground Rent: £910 per annum

Lease: 247 years remaining







## Floor Plan

Floor area 54.6 sq.m. (587.9 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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