



Maunds Farm | Commonside Road | Harlow | CM18 7JH

Asking Price £150,000



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CASH BUYERS ONLY DUE TO 60 YEAR LEASE: A ONE BEDROOM GROUND FLOOR FLAT with allocated parking. The property comprises of an entrance hall, double bedroom, spacious lounge, modern fitted kitchen and a luxury bathroom suite. Other features include electric heating, UPVC double glazing, well kept communal lobby with secure access and allocated parking to rear. Online virtual tour available.

- Ground Floor Flat
- One Double Bedroom
- Private Development
- Allocated Parking
- Council Tax Band: B
- EPC Rating: D

Communal Lobby

Secure entry door. Well kept and maintained lobby with secure bin cupboards.

Entrance Hall

6'4" x 12'9" (1.93m x 3.89m)

External door to communal lobby. Electric radiator to wall. Airing cupboard housing hot water immersion. Internal doors to living room, bedroom and bathroom. Doorway to kitchen. Secure entry intercom phone to wall.



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Living Room

13'3" x 12'8" (4.04m x 3.86m)

UPVC double glazed patio door out to communal gardens and patio. Electric radiator to wall. Internal window/hatch to kitchen. Internal door to hallway.

Kitchen

9'9" x 7'3" (2.97m x 2.21m)

Fitted kitchen with a range of wall and base units, laminate worktops and 1.5 sink and drainer with steel mixer tap. Space for freestanding electric cooker with cooker hood above and plumbing for washing machine. UPVC double glazed window to side. Doorway to entrance hall. Window/hatch through to living room.

Bedroom

9'5" x 13'0" (2.87m x 3.96m)

UPVC double glazed window to front, electric radiator to wall. Internal door to entrance hall.

Bathroom

5'8" x 7'1" (1.73m x 2.16m)

UPVC double glazed window to side aspect. Luxury tiled bathroom (no bath) comprising of white WC, vanity sink and large shower cubicle with electric thermostatic shower. Electric chrome heated towel rail to wall. Internal door to entrance hall.

Lease Information

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

Service Charge: £98 per month

Ground Rent: included within service charge

Lease: 60 years remaining

Local Area

Maunds Farm is a private development located off Commonsie Road. Maunds Hatch is adjacent to the block, benefiting from a convenience store (The Co-operative Food) as well as local schooling and children's play areas close by.





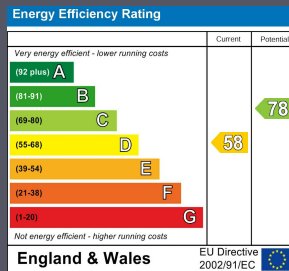
Approximate total area¹⁾
 463 ft²
 43.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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