



Gladwin Way | Harlow | CM20 1AS

Asking Price £205,000



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A LARGE ONE BEDROOM TOP FLOOR FLAT benefitting from single garage en bloc. The property offers a spacious entrance hall, large lounge with ample dining space, a modern fitted kitchen with a range of wall and base units with integrated appliances, large double bedroom and family bathroom suite. Gladwin Way boasts a single garage en-bloc which provides allocated parking and further storage. Viewings highly advised.

- One Double Bedroom
- Immaculate Condition
- Council Tax Band: B
- Top Floor Flat
- No Onward Chain
- EPC Rating: C

#### Communal Area

Secure intercom system, immaculate communal area and exterior storage (housing meters).

#### Entrance Hall

Front door, spacious entrance hall with secure intercom system, radiator to wall and internal doors to lounge, double bedroom and bathroom.





### Lounge/Diner

Large lounge with ample dining space benefitting from two large UPVC double glazed windows allowing plenty of natural light and radiator to wall. Internal door to kitchen.

### Kitchen

A modern fitted kitchen with a range of wall and base units featuring integrated oven and hob with extractor fan above, fridge freezer, washing machine and dishwasher. UPVC double glazed window.

### Double Bedroom

Large double bedroom with two UPVC double glazed windows, radiator to wall and ample space for large wardrobes.

### Bathroom

Luxury fitted family bathroom suite offering large shower cubicle, white toilet and sink. UPVC double glazed window, chrome heated towel rail and storage cupboard.

### Garage

Single garage en-bloc offering parking and storage.

### Local Area

Gladwin Way is a popular development located on Fifth Avenue and is situated a short walk away from Harlow Town Centre, Princess Alexandra Hospital and Harlow Town Train Station providing direct access to London Liverpool Street, Tottenham Hale and Stansted Airport.

### Lease Information

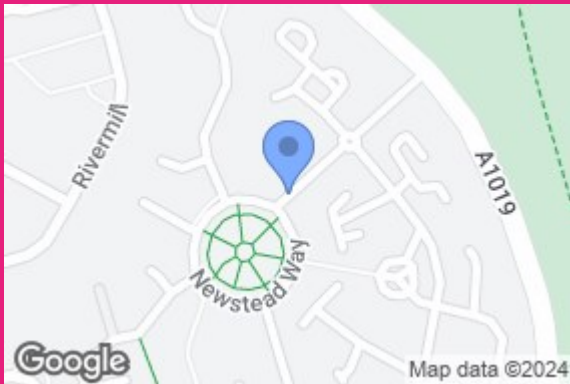
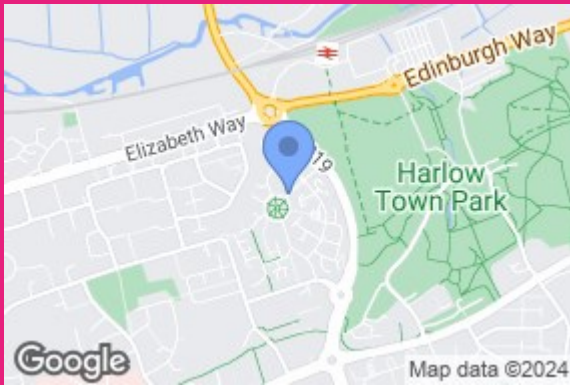
The below figures have been provided to us by the vendors, but we are yet to see evidence:

Service Charges: £633.25 per annum

Estate Charge: £244.29 per annum

Ground Rent: £200 per annum

Lease: 138 years remaining



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	80		

**Energy Efficiency Rating Legend:**  
 A (92-100): Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (54-68)  
 E (39-54)  
 F (21-38)  
 G (1-20): Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (82 plus): Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (61-81)  
 C (39-60)  
 D (25-43)  
 E (19-34)  
 F (11-38)  
 G (1-20): Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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