Barnfield Way | Newhall | Harlow | CM17 9TN

Asking Price £240,000

clarknewman

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STILL AVAILABLE, MUST VIEW: AN IMMACULATELY PRESENTED ONE BEDROOM GROUND FLOOR MAISONETTE with private front door and allocated parking. The property comprises of a spacious entrance hall with fitted cupboards, large open plan lounge with two windows to the front providing ample natural light, modern fitted kitchen with a range and wall and base units with breakfast bar, generously sized double bedroom with fitted wardrobes and a luxury family bathroom suite. Viewings highly recommended.

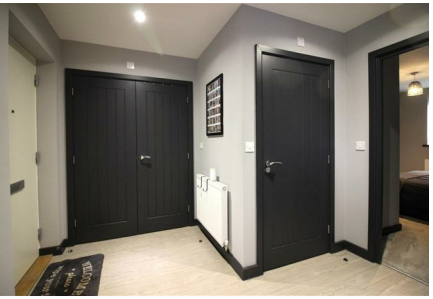
- One Double Bedroom
- Immaculately Decorated
- Council Tax Band: B
- Ground Floor Maisonette
- Allocated Parking
- EPC Register: B

Front

External entrance door leading directly into flat. Allocated parking space to rear of property.

Entrance Hall

External door to street. Cupboard with double doors housing washing machine, electrics and gas combination boiler. Radiator to wall. Internal doors to bedroom and bathroon. Opening to open plan living area.



Open Plan Living

20'05" x 15'01" extending to 22'11 (6.22m x 4.60m extending to 6.99m)

Spacious lounge, kitchen and diner. Two windows to front aspect and another to rear aspect. Modern fitted kitchen with a range of wall and base units, integral appliances comprising of fridge freezer, electric oven, electric hob and dishwasher. Laminate worktops with composite inset sink. Useful breakfast bar with space for seating below. Heating thermostat and two radiators to walls. Opening to entrance hall.

Bedroom

9'10 x 11"00 (3.00m x 3.35m0.00m)

Double bedroom with a range of fitted wardrobes. Double glazed window to rear aspect, radiator to wall. Heating thermostat to wall. Internal door to entrance hall.

Bathroom

7'1" x 6'6" (2.16m x 1.98m)

Luxury white three piece suite with shower over bath and glass screen. Chrome heated towel rail. Extractor fan and shaver socket. Internal door to entrance hall.

Local Area

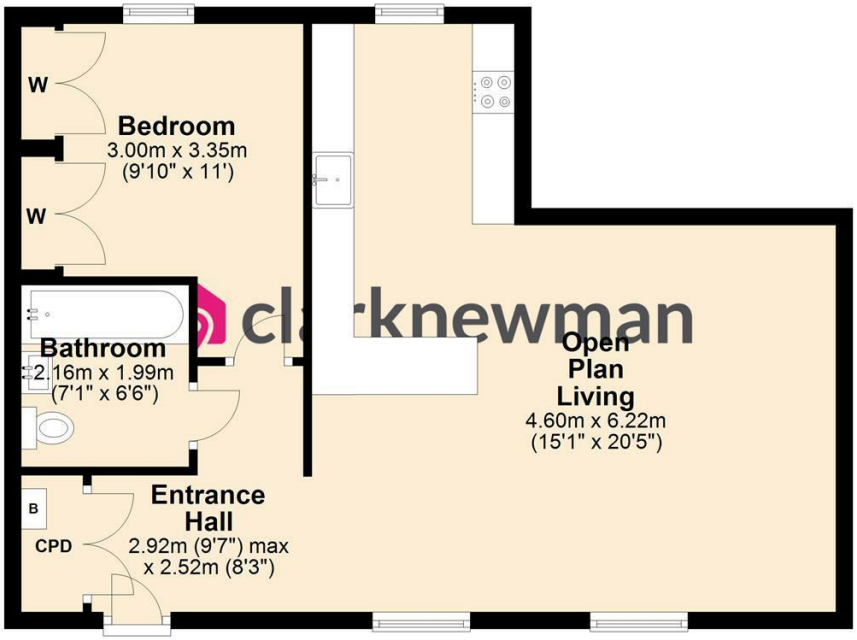
Barnfield Way is in an excellent position within Newhall, adjacent to London Road whilst being amongst the local facilities that Newhall has to offer including Co-op food store, Coffee Base cafe and salons. Newhall is also a short drive to the new junction 7A of the M11.

Lease Information

The below figures have been provided to us by the vendors:
Service Charge: £821.70 (approx. £68.48 per month)
Ground Rent: £10 per annum
Estate Charge: included within service charges
Lease: 247 years remaining

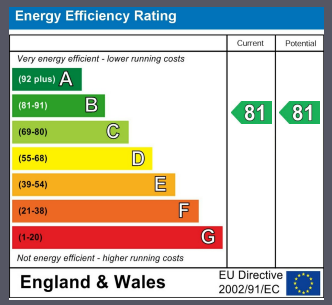
Ground Floor

Approx. 58.2 sq. metres (626.4 sq. feet)



Total area: approx. 58.2 sq. metres (626.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other iteams are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only to intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.
Plan produced using PlanUp.



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