



Northbrooks | | Harlow | CM19 4DJ

Asking Price £250,000



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A LARGE TWO BEDROOM SPLIT LEVEL TOP FLOOR MAISONETTE benefitting from a spacious balcony and roof terrace. The property benefits from a spacious entrance hall, large lounge with direct access out to the large balcony, high specification kitchen with a range of wall and base units and cloakroom. Upstairs benefits from two generously sized double bedrooms both featuring fitted wardrobes with the master bedroom offering access to large roof terrace and a family bathroom suite. This property has been completely re-decorated to a high standard by the vendors with new boiler and electrics. Northbrooks is located close to Harlow Town Centre and Princess Alexandra Hospital. Please note this property is being sold with no onward chain. Viewings highly recommended.

- Two Bedrooms
- Immaculate Throughout
- Council Tax Band: B
- Split Level Maisonette
- No Onward Chain
- EPC Rating: D

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ENTRANCE HALL

UPVC double glazed front door, internal door to cloakroom, storage cupboard and stairs leading to top floor.

LOUNGE

18'10" x 13'10" (5.74 x 4.22)

Large living area benefitting from new flooring, radiators to wall and UPVC double glazed door and window leading to large balcony with ample seating space. Open plan living to kitchen.

BALCONY

Large balcony overlooking the green with ample seating space.

KITCHEN

9'9" x 8'9" (2.97 x 2.67)

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

CLOAKROOM

White toilet and sink. UPVC double glazed window.

LANDING

Spacious landing with internal doors to double bedrooms and family bathroom suite. UPVC double glazed window, storage cupboard and radiator to wall.

BEDROOM ONE

14'9" x 9'4" (4.5 x 2.84)

Large double bedroom with built in wardrobes, UPVC double glazed window and radiator to wall. UPVC double glazed door leading to roof terrace.

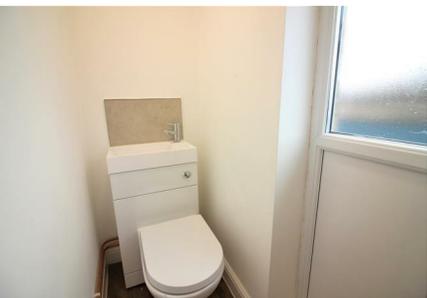
ROOF TERRACE

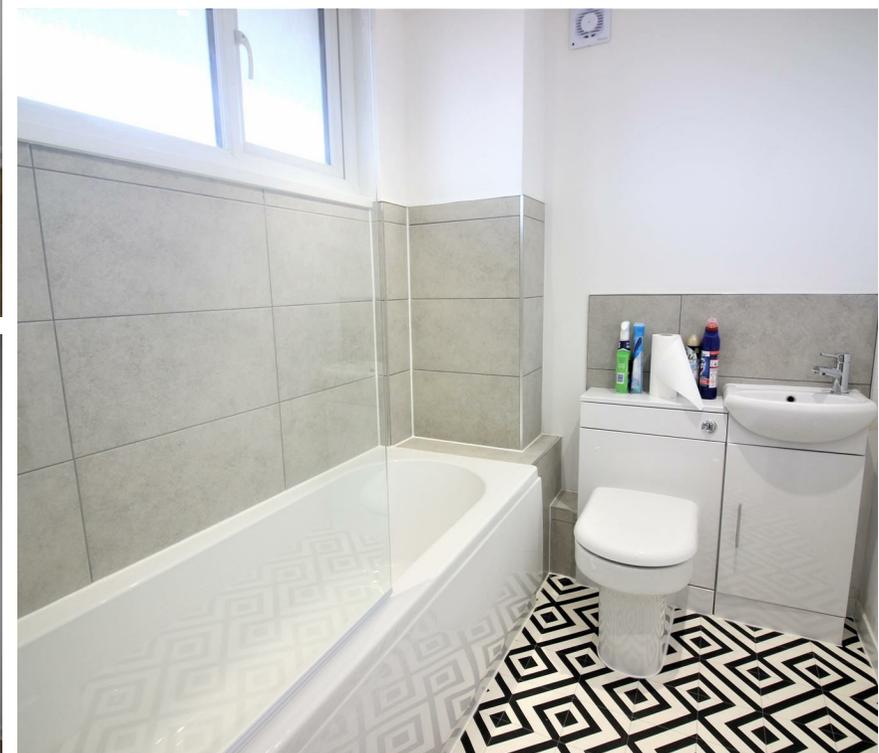
Large roof terrace off benefitting from ample entertaining space.

BEDROOM TWO

9'4" x 12'0" (2.84 x 3.66)

Double bedroom with built in wardrobes, UPVC double glazed window and radiator to wall.





BATHROOM

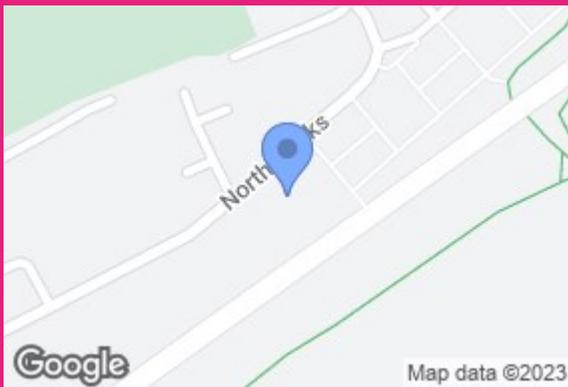
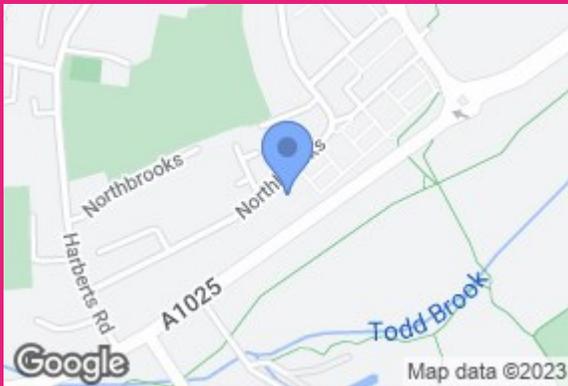
5'8" x 7'2" (1.73 x 2.18)

Luxury fitted family bathroom suite with white bath and shower attachment, white toilet and vanity sink. Chrome heated towel rail, extractor fan and UPVC double glazed window.

LEASE INFORMATION

The property is leasehold with 91 years remaining on the lease. The service charge is approximately £650 per annum plus a ground rent of £10 per annum.





Split Level Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Split Level First Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



Total area: approx. 95.7 sq. metres (1029.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	56	
(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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