

The Lawn | Harlow | CM20 2JX

Asking Price £160,000

clarknewman

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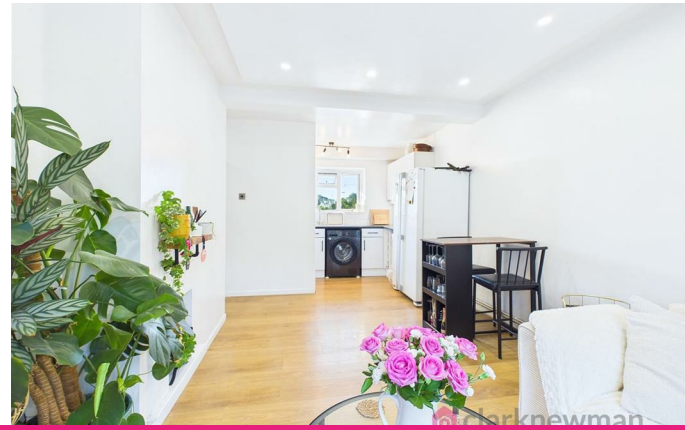
## Asking Price £160,000

A ONE BEDROOM TOP FLOOR FLAT within the popular Mark Hall North Conservation Area. The property comprises of an open plan living room and kitchen, large double bedroom with fitted wardrobes and a fully tiled bathroom suite. Throughout the apartment there is lots of built-in storage and benefits from a pleasant view. Online virtual tour available.

- One Bedroom
- Well Presented
- Council Tax Band: B
- Top Floor Flat
- Popular Location
- EPC Rating: D





The Lawn
The lawn is a three story residential block of flats with deck access/open front.

Entrance Hall
2'10" x 10'3" (0.86m x 3.12m)
UPVC double glazed door to front. Two useful storage cupboards. Modern vertical radiator to wall. Internal doors to living room, bedroom and bathroom.

Living Room
16'9" x 10'11" (5.11m x 3.33m)
UPVC double glazed window overlooking a green, radiator to wall. Internal door to hallway. Open plan to kitchen.











### Kitchen
4'11" x 8'10" (1.50m x 2.69m)
UPVC double glazed window to front. Fitted kitchen with a range of wall and base units, electric oven and hob with cooker hood above, stainless steel sink and drainer, gas boiler to wall. Plumbing for washing machine. Open plan to living room.

### Bedroom
13'0" x 7'10" (3.96m x 2.39m)
UPVC double glazed window to rear aspect overlooking a green, radiator to wall. Fitted wardrobe with sliding doors. Two built-in storage cupboards. Internal door to hallway.

### Bathroom
4'5" x 7'3" (1.35m x 2.21m)
UPVC double glazed window to front. Fully tiled bathroom suite with white WC, sink to wall and glass shower cubicle with thermostatic shower. Internal door to hallway.

### Lease Information
The below figures have been provided to us by the vendors:
Service Charges: £134 per month (approx.)
Ground Rent: £10 per annum
Lease: 88 years remaining

### Local Area
The Lawn is located within Mark Hall North Conservation Area. Mark Hall North has been a Conservation Area since 1987 because it was the first estate to be completed in Harlow and contains several unique housing styles and layouts. The Lawn is only a short walk (0.6 miles) to Old Harlow High Street providing local amenities and only 1 mile to Harlow Mill Train Station. There is a choice of local schooling within the area, a museum and several parks.

### HMRC AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



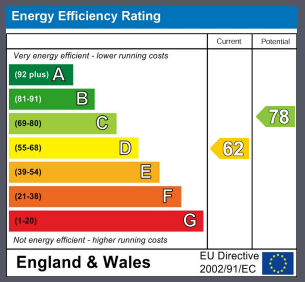













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