Crossbill Way | Newhall | Harlow | CM17 9GP

## Guide Price £280,000 - £290,000

clarknewman

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GUIDE PRICE: £280,000-£290,000. A MODERN TWO BEDROOM SECOND FLOOR FLAT benefitting from two South-facing balconies. The property comprises of a spacious entrance hall, impressive open plan living room benefiting from the kitchen with integral appliances and a bright and airy lounge with access to balcony. Further features include two generously sized double bedrooms with the main bedroom boasting an en-suite shower room and a second private balcony. Other benefits include a luxury family bathroom suite, secure entry video intercom and allocated parking. Viewings advised.

- Two Double Bedrooms
- Immaculate Throughout
- Council Tax Band: C
- Second Floor Flat
- Allocated Parking
- EPC Rating: B

Entrance Hall

External timber door leading to communal landing. Video entry intercom phone. Internal doors to open plan living room, bedrooms and family bathroom. Radiator to wall. Large storage cupboard housing hot water cylinder.

## Open Plan Living Room

17'03" x 19'06" (5.26m x 5.94m)

A spacious living room with floor to ceiling double glazed windows providing plenty of natural light and double glazed door leading to balcony. Two radiators to walls. Modern fitted kitchen with a range of wall and base units, stainless steel sink and drainer, electric oven and hob and integral fridge freezer. Internal door to entrance hall.

## Bedroom One

13'03" x 8'05" (4.04m x 2.57m)

Double glazed door leading to balcony. Radiator to wall. Internal doors to en-suite and entrance hall.

## En-Suite Shower Room

6'00" x 6'04" (1.83m x 1.93m)

Double glazed window. Heated towel rail to wall. White WC, pedestal sink and glass shower cubicle. Shaver socket to wall. Internal door to bedroom.

## Bedroom Two

13'03" x 8'01" (4.04m x 2.46m)

Double glazed window, radiator to wall. Internal door to landing.

## Family Bathroom

7'00" x 6'04" (2.13m x 1.93m)

Half-tiled suite comprising of white bath with shower attachment, pedestal sink and WC. Shaver socket to wall. Heated towel rail. Internal door to entrance hall.

## Lease Information

The below figures have been provided to us by the vendors:
Service Charge: £1,674.00 per year
Ground Rent: £300 per year
Estate Charge: £395 per year
Lease: 250 years from 1st Jan 2016 (242 years remaining)

(Combined Service Charges + Ground Rent = £2,369 per year / £197.42 per month)

## Local Area

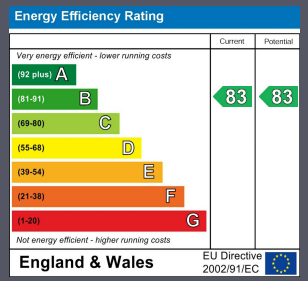
Crossbill Way is amongst the local facilities that Newhall has to offer including a primary school, nursery, coffee shops and convenience stores. Newhall is also a short drive to the new junction 7A of the M11.

## Apartment

Approx. 67.5 sq. metres (726.3 sq. feet)

Total area: approx. 67.5 sq. metres (726.3 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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