



Lark Lane | Gilden Park | Old Harlow | CM17 0GU

Offers In Excess Of £260,000



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A WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT located within the popular Gilden Park development. The property comprises of a spacious entrance hall, an open plan lounge kitchen diner with a range of integral appliances, two bedrooms and a family bathroom suite. Other benefits include allocated parking for two cars, secure entry intercom and gas heating via radiators. The property is only five-years old and has been well maintained by the current owner. Virtual tour available.

- Two Bedroom Apartment
- First Floor
- Parking for Two Cars
- Immaculate Throughout
- Council Tax Band: C
- EPC Rating: B

#### Lark Lane

Lark Lane is a private development built in 2020 located within the popular Gilden Park development. The block features secure entry intercom with a communal car park to rear with allocated spaces.





### Entrance Hall

Timber fire door to communal landing. Radiator to wall. Two built-in storage cupboards. Intercom phone to wall. Internal doors to living room, bedrooms and bathroom.

### Living Room

12'10" x 10'5" (3.91m x 3.18m)

Two UPVC double glazed windows to rear aspect overlooking car park. Radiator to wall. Open plan to kitchen. Internal door to entrance hall.

### Kitchen

7'6" x 11'3" (2.29m x 3.43m)

UPVC double glazed window to front aspect, radiator to wall. Modern fitted kitchen with a range of wall and base units with laminate worktops. Gas combination boiler to wall. Stainless steel sink and drainer, cooker hood and gas hob. Integral appliances including electric oven, dishwasher, washing machine and fridge freezer.

### Bedroom One

10'9" x 11'11" (3.28m x 3.63m)

UPVC double glazed window, radiator to wall. Internal door to entrance hall.

### Bedroom Two

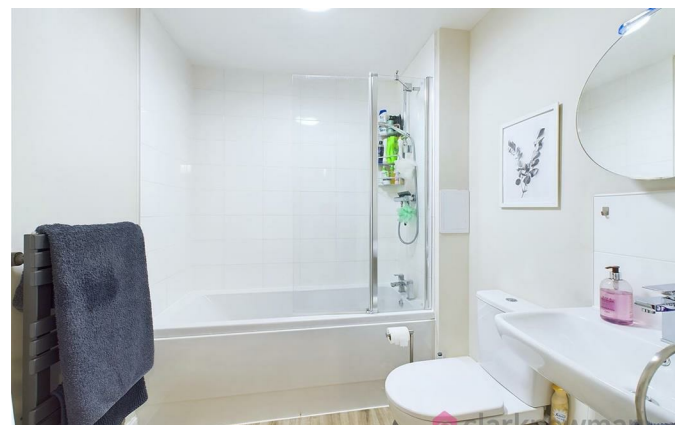
7'2" x 11'0" (2.18m x 3.35m)

UPVC double glazed window, radiator to wall. Internal door to entrance hall.

### Bathroom

6'11" x 6'4" (2.11m x 1.93m)

White three piece suite comprising of WC, pedestal sink and bath with glass screen and thermostatic shower above. Dark grey heated towel rail to wall. Extractor fan in ceiling. Internal door to entrance hall.



### Lease Information

The below figures have been provided to us by the vendors:

Service Charges: £160 per month (£1,920 per annum)

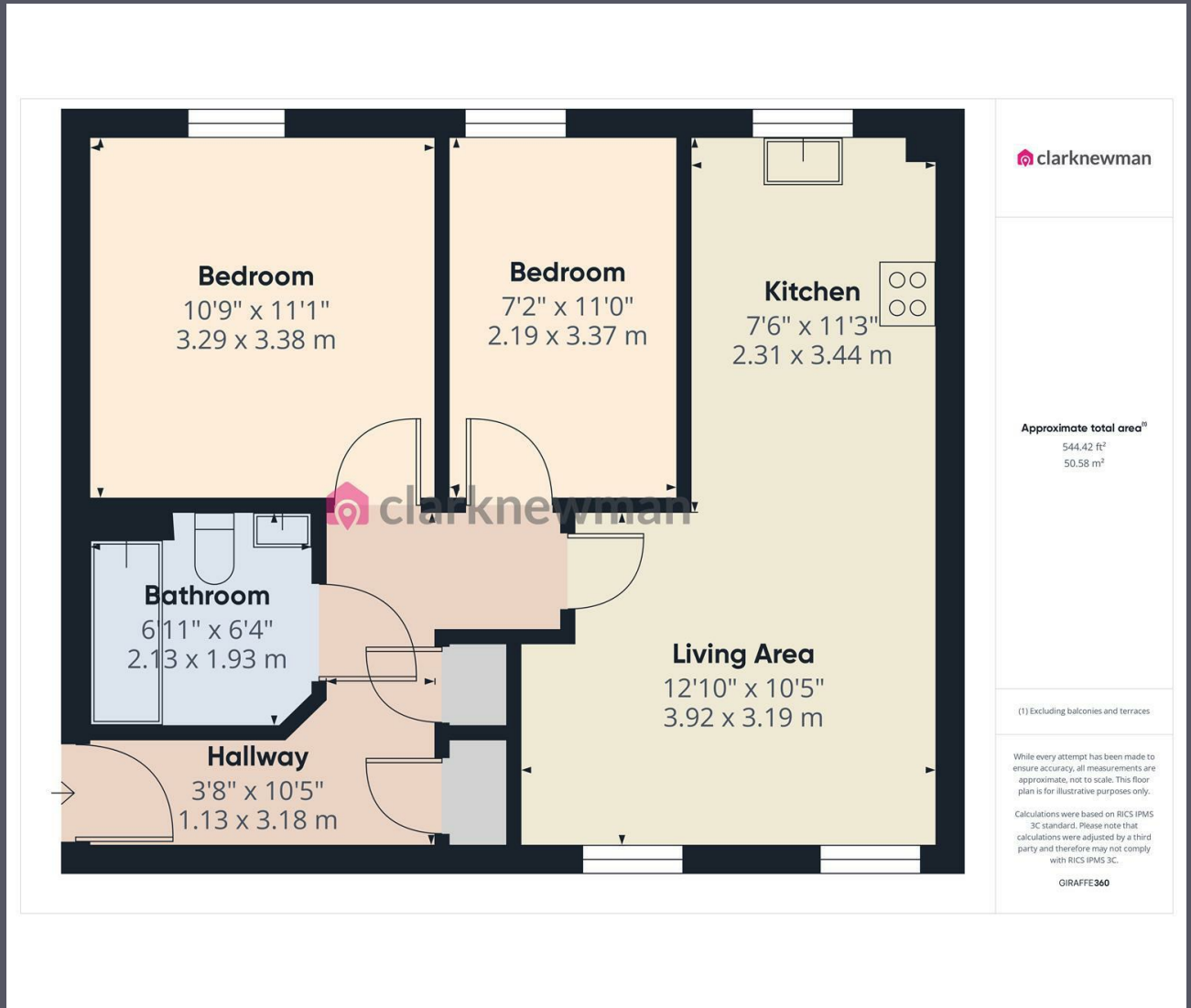
Ground Rent: £225 per annum

Lease: 994 years remaining

### Local Area

Lark Lane is situated in the popular new development of Gildea Park, on the outskirts of Harlow and is located close to local amenities, schooling, Harlow Mill Train Station and the new M11 7A Junction. Within Gildea Park there is a primary school, sports/community hall and commercial units all under construction. There is now a bus route with links to Harlow Town Centre.





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 83                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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