



Jocelyns | Old Harlow | CM17 0BU

Asking Price £230,000



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A WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR FLAT only a short walk to Old Harlow High Street and Harlow Mill Train Station. The property comprises of a spacious entrance hall, a large bright and airy lounge, modern fitted kitchen, two double bedrooms and luxury shower room. Other features include gas heating via radiators, UPVC double glazed windows and communal gardens. Online virtual tour available.

- Two Double Bedrooms
- Ground Floor Flat
- Well Presented
- Popular Location
- Council Tax Band: B
- EPC Rating: D

#### Front

Communal gardens with open stairwell leading to composite front door.

#### Entrance Hall

2'8" x 18'2" (0.81m x 5.54m)

Composite external door to stairwell. Radiator to wall. Two storage cupboards, one housing Vaillant combination boiler. Internal doors to living room, bedrooms and bathroom. Doorway to kitchen.





### Living Room

25'6" x 11'10" (7.77m x 3.61m)

UPVC double glazed windows on front and rear aspect, radiator to wall. Electric feature fireplace. Ample space for sofas and dining table. Internal door to entrance hall.

### Kitchen

6'6" x 9'7" (1.98m x 2.92m)

UPVC double glazed window. Fitted kitchen with a range of wall and base units, laminate worktops, stainless steel sink and drainer. Space/plumbing for washing machine, gas cooker and fridge freezer. Built-in larder cupboard. Doorway to entrance hall.

### Bedroom One

12'6" x 9'0" (3.81m x 2.74m)

UPVC double glazed, radiator to wall. Two built-in wardrobes. Internal door to entrance hall.

### Bedroom Two

12'6" x 8'3" (3.81m x 2.51m)

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

### Shower Room

5'5" x 7'8" (1.65m x 2.34m)

Two UPVC double glazed windows. Fully tiled luxury suite comprising of white WC, vanity sink and double shower cubicle with thermostatic shower. Chrome heated towel rail to wall. Internal door to entrance hall.

### Lease Information

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

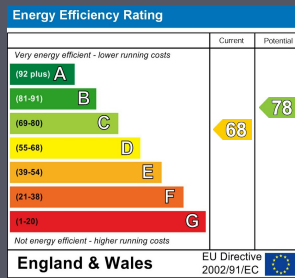
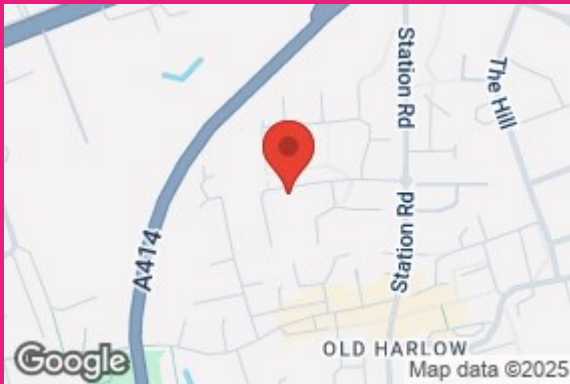
Service Charge: £1750 per annum / £146 per month

Ground Rent: £10 per annum

Lease: 86 Years Remaining

### Local Area

Jocelyns is located in the heart of Old Harlow and is only a short walk away from Old Harlow High Street which boasts all amenities and schooling, as well as being only 0.5 miles away from Harlow Mill Train Station (with direct trains into London & Cambridge) and a short drive from M11 junction 7A. There is also a new David Lloyd leisure centre under construction less than 1 mile away.



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