



Guilfords | Old Harlow | CM17 0HU

Asking Price £190,000



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A LARGE ONE DOUBLE BEDROOM FIRST FLOOR FLAT with no work required. The property comprises of a spacious entrance hall, large storage cupboard (ideal office space), bright and airy lounge, modern fitted kitchen with a range of wall and base units, double bedroom and family bathroom suite. Other features include gas heating via radiators, UPVC double glazed windows and communal gardens. The property has been re-decorated throughout by the current vendors and an internal viewing is recommended.

- One Double Bedroom
- Immaculate Condition
- Council Tax Band: B
- First Floor Flat
- Sought After Location
- EPC Rating: C

#### Entrance Hall

Spacious entrance hall with large storage room (ideal for office space), radiator to wall, loft hatch and internal doors to bedroom and family bathroom. Airing cupboard.

#### Bedroom

8'05 x 14'00 (2.57m x 4.27m)

Large double bedroom with ample space for wardrobes, radiator to wall and UPVC double glazed window overlooking woodland.





### Bathroom

6'06 5'05 (1.98m x 1.65m)

Luxury fitted family bathroom suite benefitting from white bath with shower, toilet and sink. Chrome heated towel rail and UPVC double glazed window.

### Lounge/Diner

10'08 x 17'07 (3.25m x 5.36m)

A bright and airy lounge with plenty of dining space offering radiator to wall and UPVC double glazed window overlooking woodland. Internal door to kitchen.

### Kitchen

8'01 x 8'05 (2.46m x 2.57m)

An immaculate modern fitted kitchen with a range of wall and base units offering integrated oven and hob with extractor fan above, washing machine, space for fridge freezer and plumbing for dish washer. UPVC double glazed window.

### Lease Information

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

Service Charge: £686 per annum (£58 per month approx).

Ground Rent: £10 per annum

Lease: 84 years remaining

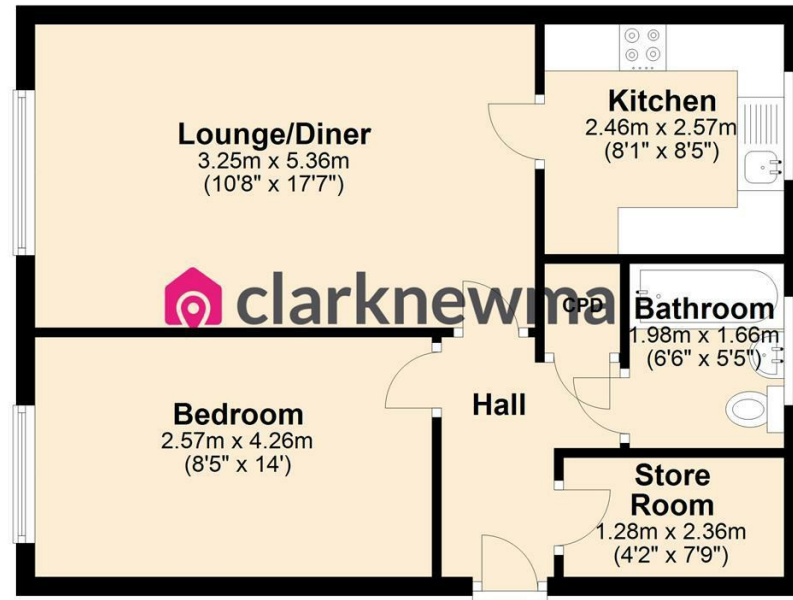
### Local Area

Guilfords is located in the heart of Old Harlow and is within close proximity to Harlow Mill Train Station and the M11 7A Junction. Local amenities and schooling are also a short walk away.



## Floor Plan

Approx. 47.5 sq. metres (511.6 sq. feet)



Total area: approx. 47.5 sq. metres (511.6 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			
(69-80) C		72	77
(55-68) D			
(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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