



Parish Way | Fifth Avenue | Harlow | CM20 1PR

Asking Price £210,000



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A LARGE ONE BEDROOM TOP FLOOR APARTMENT located in the popular Fifth Avenue development. This property has been recently re-decorated and comprises of a spacious entrance hall, large lounge, separate modern fitted kitchen with a range of wall and base units, double bedroom and a family bathroom suite. Other benefits include allocated parking, secure entry intercom, gas heating via radiators and UPVC double glazed windows throughout. Parish Way boasts a lease remaining of 110 years and is located in a prime position between Harlow Town train station (0.3 miles) and Harlow Town Centre (0.6 miles). Princess Alexandra Hospital is also nearby (0.7 miles).

- One Bedroom
- Larger Than Usual
- Council Tax Band: B
- Top Floor Flat
- Sought After Development
- EPC Rating: B

### Communal Landing

Due to the layout of the building there is only two flats within this block enabling the communal areas to be private and well cared for. There is also secure entry intercom.

### Entrance Hall

External door to communal landing. Internal doors to bedroom, bathroom, lounge and two storage cupboard. Loft hatch. Secure entry intercom phone.





### Lounge

UPVC double glazed window, two radiators to walls. Internal door to entrance hall and kitchen.

### Kitchen

UPVC double glazed window. Modern fitted kitchen with a range of wall and base units, laminate worktops and white goods included (Bosch washing machine and fridge freezer). Internal door to lounge. Gas boiler in kitchen unit (recently serviced).

### Bedroom

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

### Bathroom

UPVC double glazed window, radiator to wall. White bathroom suite with shower over bath and part-tiled wall. Shaver socket to wall.

### More Information

Parish Way has been recently re-decorated with new flooring and paintwork.

### Local Area

Parish Way is located on the popular Fifth Avenue development and is in a prime position between Harlow Town train station (0.3 miles) and Harlow Town Centre (0.6 miles). Princess Alexandra Hospital is also nearby (0.7 miles).

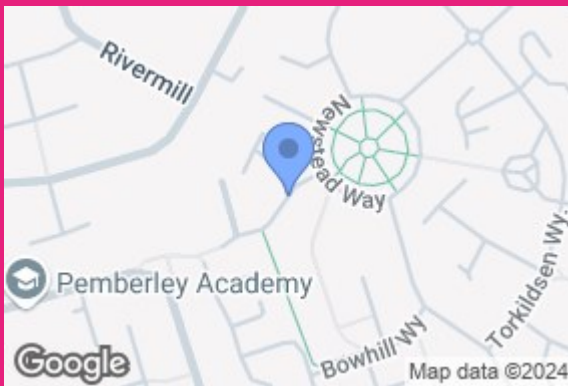
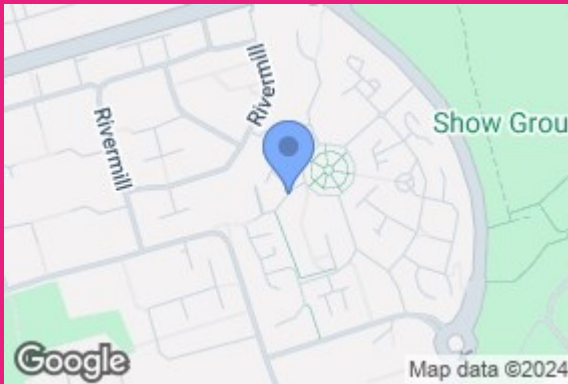
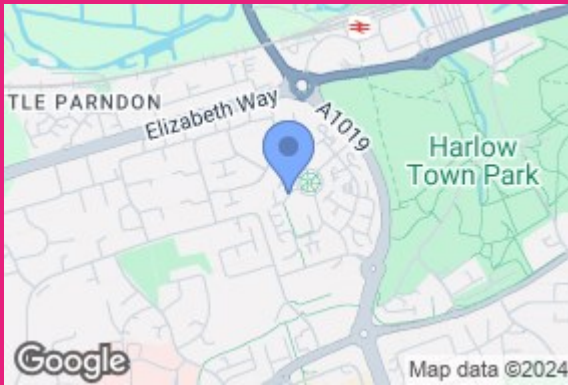
### Lease Information

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

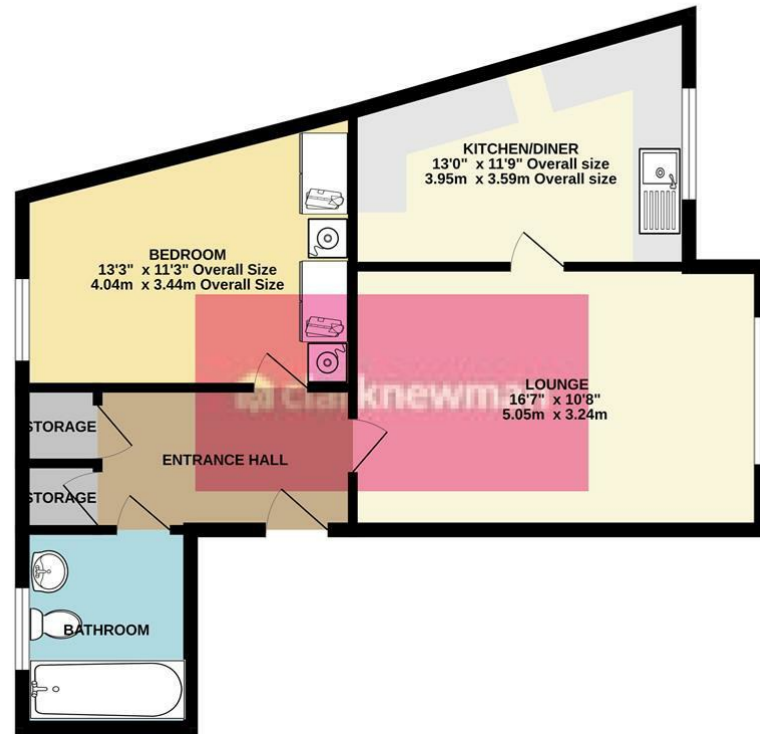
Service Charges: £840 per annum

Ground Rent: £10 per annum

Lease: 110 years remaining



GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	81		

**Energy Efficiency Rating Legend:**  
 A (92-100) Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (54-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (92 plus) Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (81-91)  
 C (69-80)  
 D (54-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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