



Myrtle Close | Gilden Park | Old Harlow | CM17 0GB

60% Shared ownership £138,000

 clarknewman

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Old Harlow | CM17 0GB  
60% Shared ownership £138,000

A SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT located in the popular Gilden Park development. The property comprises of a bright entrance hall, large double bedroom, family bathroom suite, a modern fitted kitchen with open plan living and South facing balcony. Other features include allocated parking, gas heating via radiators and UPVC double glazed windows throughout. Viewings advised.

Please note the marketing price is for a 40% share in the property, with the full marketing price being £230,000. There is also a monthly rent payable of £389.82 (based on a 40% share) and service charges of £95. Lease remaining of 120 years. Please call us regarding your shared ownership eligibility before booking to view.

- One Double Bedroom
- Shared Ownership
- Council Tax Band: B
- First Floor Apartment
- Allocated Parking
- EPC Rating: B

#### Front

Allocated parking space (with communal visitor parking). Secure entry intercom. Communal landing and stairwell.

#### Entrance Hall

Doorway to communal landing. UPVC double glazed window to front aspect. Large storage cupboard with hanging rails. Radiator to wall. Internal doors to open plan living room, bedroom and family bathroom.





### Open Plan Living

12'02" x 22'08" (3.71m x 6.91m)

UPVC double glazed windows to front and rear aspect with door leading onto South-facing balcony. Multiple radiators to walls. Kitchen area comprising of electric oven, gas hob, stainless steel sink and drainer, space for washing machine and fridge freezer. Boiler located in kitchen cupboard. Internal door to entrance hall.

### Bedroom

11'08" x 10'10" (3.56m x 3.30m)

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

### Bathroom

6'03" x 7'00" (1.91m x 2.13m)

White three piece suite with glass screen and shower over bath. Radiator to wall. Extractor fan. Internal door to entrance hall.

### Location

Myrtle Close is situated in the popular new development of Gilden Park and is located close to local amenities, schooling, Harlow Mill Train Station and the new M11 7A Junction.

### Lease Information

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

Service Charges: £95 per month

Ground Rent: included within service charges

Lease: 120 years remaining

The property was built in 2019 so is still well within the 10-year New Build NHBC warranty.

### Shared Ownership

Have you looked into shared ownership properties before? If not we have put together a PDF explaining shared ownership in simple terms, also explaining the steps to see if you are eligible.

The basics:

1. View the property online
2. If you like the property, check if you are eligible by completing the form online on <https://www.ownyourhome.gov.uk/scheme/shared-ownership/>
3. Provide clarknewman with your help to buy eligibility number
4. Book a viewing to visit property
5. Make an offer
6. Once offer is agreed we will put you in touch with Sage Homes

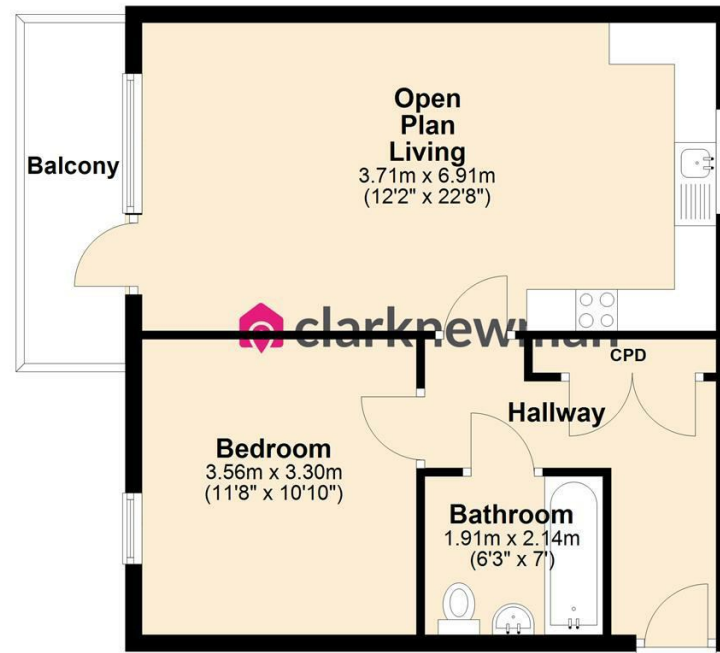
For more details please also visit: <https://www.sagehomes.co.uk/find-a-home/shared-ownership/what-is-shared-ownership/>

The property for sale is for a 40% share of the property, the total property value is £230,000. Rent paid to Sage on the remaining 60% is £389.82 plus service charges of £95 per month.



### Apartment

Approx. 50.9 sq. metres (547.6 sq. feet)



Total area: approx. 50.9 sq. metres (547.6 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) <b>A</b>			
(81-91) <b>B</b>		84	84
(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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