Parsonage Leys | Harlow | CM20 3PG

## Asking Price £135,000

clarknewman

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A WELL PRESENTED FIRST FLOOR STUDIO FLAT. Refurbished last year, the property benefits from an open plan living area with modern fitted kitchen and appliances (to remain). The seperate shower room features a large walk-in shower, white WC and vanity sink. The entrance hall also benefits from two storage cupboards. Other features include UPVC double glazed windows and gas combination boiler fitted in 2022. The flat is vacant and available with no onward chain. Viewings advised.

- Studio Flat
- Well Presented
- Council Tax Band: A
- First Floor
- No Onward Chain
- EPC Rating: C

## Entrance Hall

Composite door to communal landing. Two storage cupboards. Internal doors to living area and shower room.

## Open Plan Living

13'07 x 14'04 narrowing to 10'07 (4.14m x 4.37m narrowing to 3.23m)

Internal door to entrance hall. UPVC double glazed window with radiator below. Fitted cupboard with gas combination boiler. Open-plan kitchen.

## Kitchen
8'00" x 3'05" (2.44m x 1.04m)
Grey high gloss kitchen with laminate worktops, integral electric oven and hob, stainless steel sink and drainer. Freestanding dishwasher and fridge (can remain). Breakfast bar into open plan living area.

## Shower Room
8'00 x 4'08" (2.44m x 1.42m)
UPVC double glazed window. Chrome heated towel rail to wall. Extractor fan in ceiling. White WC and vanity sink. Large walk-in shower cubicle. Internal door to entrance hall.

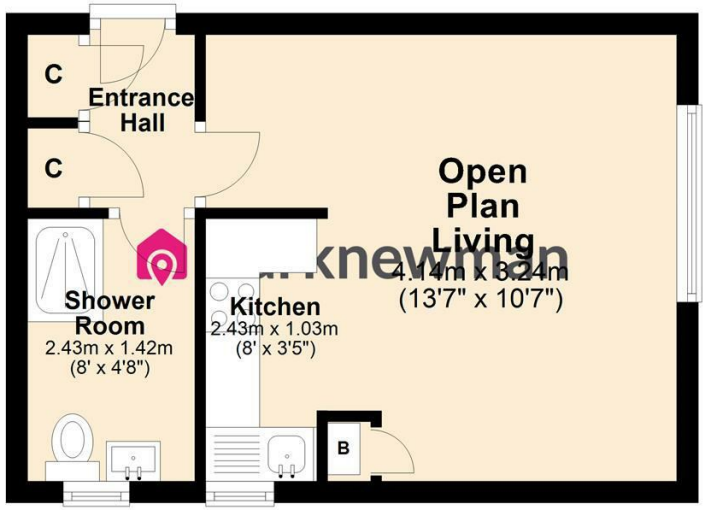
## External
External storage cupboard. Communal garden to be shared amongst residents.

## Location
Parsonage Leys is a central location less than a mile to Harlow Town Centre and only 1.3 miles to Harlow Town Train Station. There are also plenty of local amenities close by.

## Lease Information
The below figures have been provided to us by the vendors:
Service Charges: £421.99 per annum (approx. £35.17 per month)
Ground Rent: £10 per annum
Lease: 96 years remaining

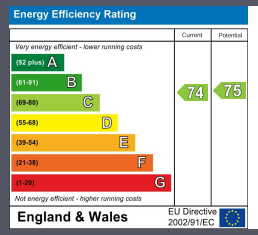
## First Floor

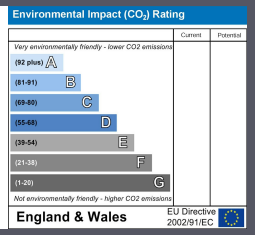
Approx. 24.6 sq. metres (264.8 sq. feet)




## Total area: approx. 24.6 sq. metres (264.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other iteams are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only to 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.

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