



Woodcroft | | Harlow | CM18 6YB

Asking Price £180,000



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A SPACIOUS ONE BEDROOM FIRST FLOOR FLAT. The property comprises of a large lounge, airy bedroom, fitted kitchen and white bathroom suite. Other benefits include recently fitted UPVC double glazed windows and gas heating via radiators. There is also two useful external storage cupboards and a communal garden. The property is currently let for £775 but is open to all purchasers. Viewings advised.

- One Bedroom
- Spacious Rooms
- Council Tax Band: B
- First Floor Flat
- Currently Let for £775
- EPC Rating: C

#### Entrance Hall

External timber door to communal landing. Storage cupboard housing meters. Internal doors to bedroom, lounge and bathroom.

#### Lounge

12'07 x 15'11 (3.84m x 4.85m)

UPVC double glazed window, radiator to wall. Internal doors to entrance hall and kitchen.





### Kitchen

12'07 x 9'02 (3.84m x 2.79m)

UPVC double glazed window. Fitted kitchen with laminate worktops, space for fridge freezer and tumble dryer. Plumbing for washing machine and gas cooker. Doorway to lounge.

### Bedroom

6'07 x 12'09 (2.01m x 3.89m)

UPVC double glazed window, radiator to wall. Built-in storage cupboard housing gas boiler. Internal door to entrance hall.

### Bathroom

6'04 x 6'01 (1.93m x 1.85m)

UPVC double glazed window, radiator to wall. Part tiled walls with white three piece suite. Internal door to entrance hall.

### External

Two external storage cupboards. Communal garden to be shared amongst residents.

### Lease Information

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

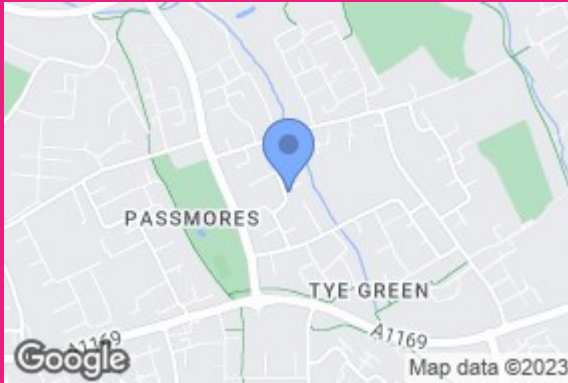
Service Charges: £37.15 per month

Ground Rent: £10 per annum

Lease: 91 years remaining







### Floor Plan

Approx. 54.9 sq. metres (591.3 sq. feet)



Total area: approx. 54.9 sq. metres (591.3 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>			
(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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