



Church End | Harlow | CM19 5PG

Asking Price £150,000

 clarknewman

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A WELL PRESENTED LARGE ONE BEDROOM FIRST FLOOR FLAT located on the outskirts of Harlow. The property comprises of a spacious entrance hall, fitted kitchen with a range of wall and base units, bright and airy lounge with ample space for dining, large double bedroom, an extremely spacious store room (ideal for a work from home space) and luxury fitted bathroom suite. Further benefits include gas heating via radiators and UPVC double glazed windows. This property is being sold with no onward chain. Virtual tour available.

- One Bedroom
- Well Presented
- Council Tax Band: B
- First Floor Flat
- No Onward Chain
- EPC Rating: D

Entrance Hall

2'7" x 11'3" (0.79m x 3.43m)

Large entrance hall with front door to communal area, internal doors to all rooms in the property and radiator to wall.

Kitchen

11'5" x 6'8" (3.48m x 2.03m)

Modern fitted kitchen with a range of wall and base units offering space for freestanding oven and hob, fridge freezer and plumbing for washing machine. UPVC double glazed window to front.

Living Room

11'4" x 14'8" (3.45m x 4.47m)

Bright and airy lounge with ample living/dining space providing large UPVC double glazed window to rear and radiator to wall.





Bedroom

11'4" x 10'6" (3.45m x 3.20m)

Spacious double bedroom with plenty of space for wardrobes benefitting from UPVC double glazed window and radiator to wall.

Bathroom

7'3" x 5'6" (2.21m x 1.68m)

Luxury fitted bathroom suite offering bath with shower, white toilet and sink. UPVC double glazed window to front and radiator to wall.

Store Room

8'5" x 4'11" (2.57m x 1.50m)

Very useful and large store room (ideal for a work from home space).

Lease Information & Further Info

The below figures have been provided to us by the vendors:
Service Charge: (inc buildings insurance) £1,977.96 per annum
Ground Rent: £10 per year
Lease: 85 years remaining

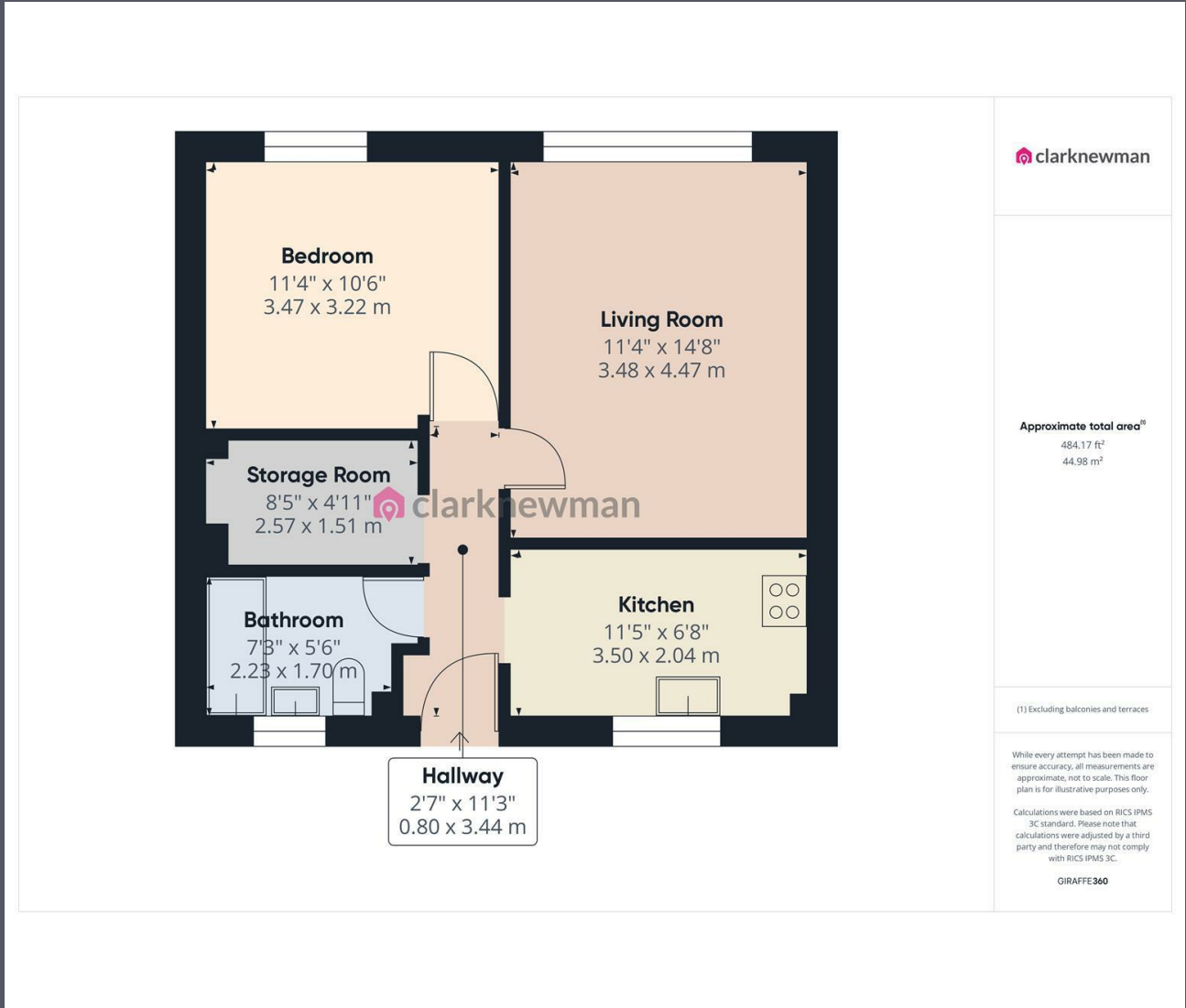
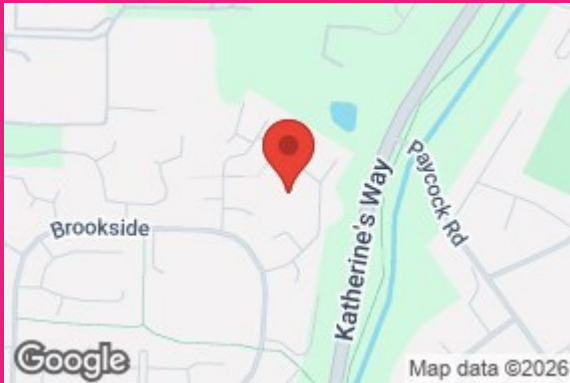
The sellers have received a Notice of Intention from Harlow Council in relation to proposed qualifying works to the building. Quotations are yet to be issued, and any associated costs will be the responsibility of the purchaser following completion. The asking price has been adjusted to reflect this.

Local Area

Church End is located in the popular Katherines development on the outskirts of Harlow, close to Roydon and Nazeing. Within Katherines there is a local convenience store, schooling and takeaway. Harlow Town Centre is located 2.5 miles away (approx. 10 min drive).

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	71
(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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