Carl House | Commonside Road | Harlow | CM18 7SL

Asking Price £195,000

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A NEWLY REDECORATED ONE BEDROOM GROUND FLOOR FLAT with private garden. The property comprises of an entrance hall, double bedroom, open plan lounge kitchen diner and a family bathroom suite. Other features include gas heating via radiators, UPVC double glazing, well kept communal lobby with secure access and allocated parking to rear. Viewings advised.

- Ground Floor Flat
- Private Garden
- Council Tax Band: B
- One Double Bedroom
- Allocated Parking
- EPC Rating: C

Communal Lobby

Secure entry door. Well kept and maintained lobby.

Entrance Hall

3'7" x 7'6" (1.09m x 2.29m)

External door to communal lobby. Internal doors to living room, bedroom, family bathroom and storage cupboard. Newly fitted grey carpet.

Living Room

14'0" x 10'11" (4.27m x 3.33m)

UPVC double glazed window and door to private garden. Two radiators to walls. Internal door to entrance hallway. Newly fitted grey carpet. Open-plan to kitchen.

Kitchen
11'2" x 5'9" (3.40m x 1.75m)
UPVC double glazed window looking into garden. White wall and base units with laminate worktops, stainless steel cooker hood and stainless steel sink and drainer. Gas combination boiler to wall. Space for cooker and fridge freezer. Plumbing for washing machine. Tiled floor. Open-plan to living room.

Bedroom
10'1" x 13'4" (3.07m x 4.06m)
UPVC double glazed window to front, radiator to wall. Newly fitted grey carpet. Internal door to entrance hall.

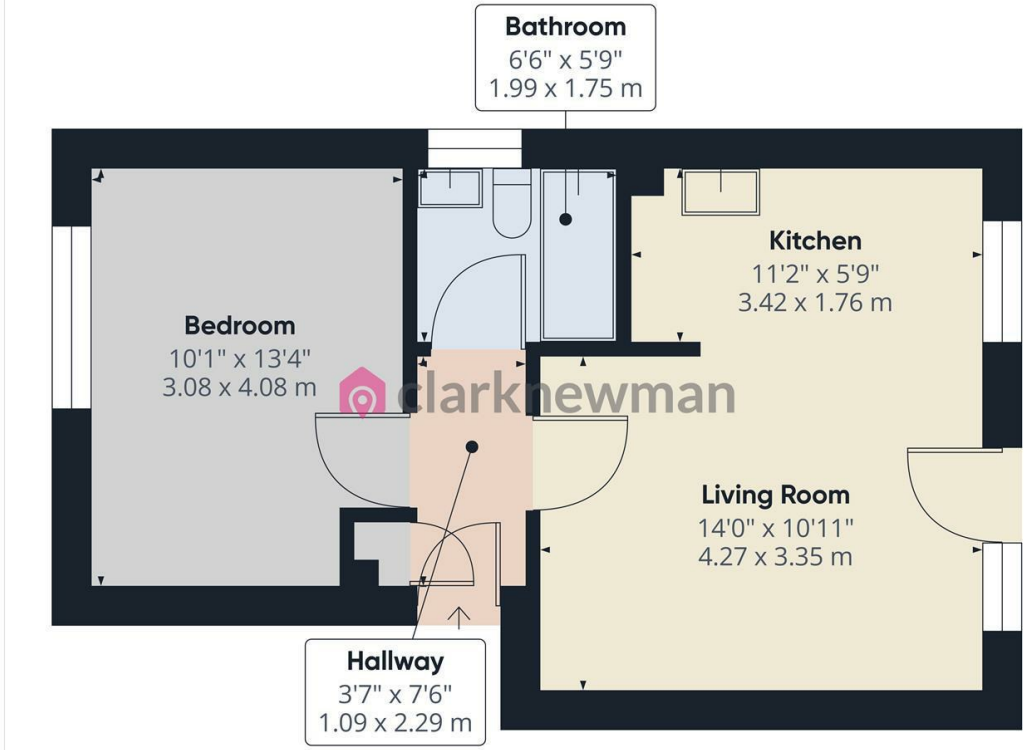
Family Bathroom
6'6" x 5'9" (1.98m x 1.75m)
UPVC double glazed window. White three piece suite with shower attachment over bath. Chrome heated towel rail to wall. Tiled floor. Internal door to entrance hall.

Garden
South-facing rear garden. Previously a communal garden but deeds have now been split to allow all the ground floor flats their own private gardens. Wooden pegs in ground show location of new fencing/boundary.

Car Park
To the rear of the block is a carpark with an allocated space. The carpark is due to be resurfaced and there will not be a recharge to the purchaser for this work.

Lease Information
The below figures have been provided to us by the vendors:
Service Charge: £418.75 per annum
Ground Rent: £150 per annum
Lease: 995 years remaining

Local Area
Carl House is a private development located off Commonside Road. Maunds Hatch is only 0.1 miles away benefiting from a convenience store (The Co-operative Food) as well as local schooling and children's play areas close by.



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Approximate total area(1)
416.46 ft²
38.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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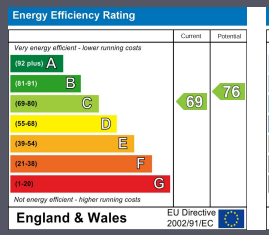

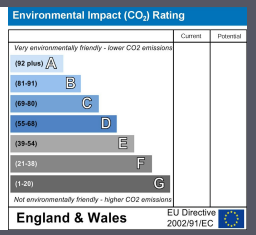

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