



Dadswood | Harlow | CM20 1JQ

Asking Price £200,000

 clarknewman

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A WELL PRESENTED TWO BEDROOM TOP FLOOR FLAT benefitting from a long lease and new UPVC double glazed windows throughout. The property comprises of a spacious entrance hall, large living room with UPVC doors to Juliet balcony, fitted kitchen with a range of wall and base units, a spacious double bedroom, generously sized single bedroom and family bathroom suite. Dadswood is a popular area located next to the Town Centre and within a short distance from the Princess Alexandra Hospital. This property boasts a long lease of 165 years and is being marketed with no onward chain. Viewings highly advised.

- Two Bedrooms
- Long Lease
- Council Tax Band: C
- Top Floor Flat
- No Onward Chain
- EPC Rating: C

#### Entrance Hall

Front door and loft hatch. Internal doors to bedrooms and family bathroom.

#### Lounge

Large lounge with ample space for furniture. UPVC double glazed doors to Juliet balcony, radiator to wall and access into Kitchen.





## Kitchen

Modern fitted kitchen with a range of wall and base units. Space for freestanding oven and hob, fridge freezer and plumbing for washing machine. 1.5 Sink and drainer with stainless steel tap and extractor fan. UPVC double glazed window.

## Bedroom One

Large double bedroom with radiator to wall and UPVC double glazed window.

## Bedroom Two

A generously sized single bedroom with radiator to wall and UPVC double glazed window.

## Bathroom

A family bathroom suite offering white bath with shower, white toilet and sink. Extractor fan.

## Lease Information

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

Service Charge: £960 per annum

Ground Rent: £200 per annum

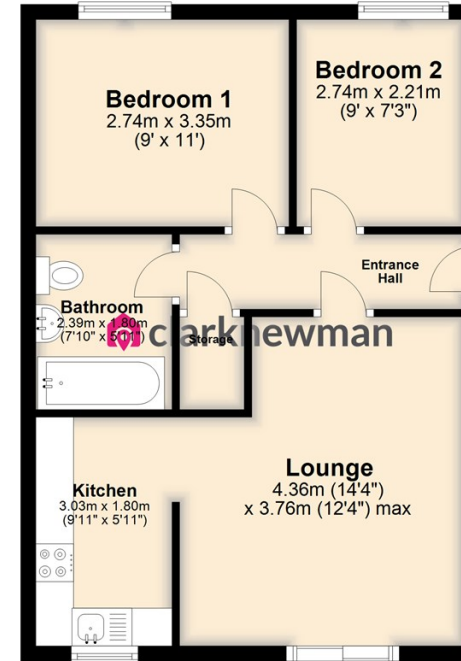
Lease: 165 years remaining





## Floor Plan

Approx. 47.1 sq. metres (506.9 sq. feet)



Total area: approx. 47.1 sq. metres (506.9 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>72</p> <p>72</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(40-60) <b>C</b></p> <p>(25-43) <b>D</b></p> <p>(10-24) <b>E</b></p> <p>(1-30) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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