Nicholls Field | | Harlow | CM18 6ED

Asking Price £210,000

clarknewman

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A WELL PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR FLAT being sold with no onward chain. The property features a large entrance hall with ample storage, fitted kitchen, light and spacious lounge, two double bedrooms and a white family bathroom suite. The property has been recently redecorated and also benefits from gas heating via radiators, UPVC double glazed windows, an exterior storage cupboard and a communal garden. Viewings highly advised.

- Two Double Bedrooms
- Well Presented Throughout
- Council Tax Band: B
- First Floor Flat
- No Onward Chain
- EPC Rating: E

Entrance Hall

Front door leading to communal landing. Two large storage cupboards, internal door to lounge.

Lounge

13'2" x 19'4" (4.01 x 5.89)

UPVC double glazed windows to front and back. Two radiators to walls. Built-in storage cupboard. Internal doors to entrance hallway and inner hallway.

Inner Hallway

Internal doors leading to lounge, bedrooms and bathroom. Doorway to kitchen.

Kitchen
10'3" x 4'11" (3.12 x 1.5)
UPVC double glazed window. Modern fitted kitchen with a range of wall and base units. Freestanding electric oven. Pluming for washing machine and space for fridge freezer. Built in storage cupboard.

Bedroom One
12'4" x 10'2" (3.76 x 3.1)
UPVC double glazed window facing street, radiator to wall. Fitted wardrobes. Internal door to inner hallway.

Bedroom Two
10'5" x 8'9" (3.18 x 2.67)
UPVC double glazed window, radiator to wall. Alcove for clothes hanging rails. Internal door to inner hallway.

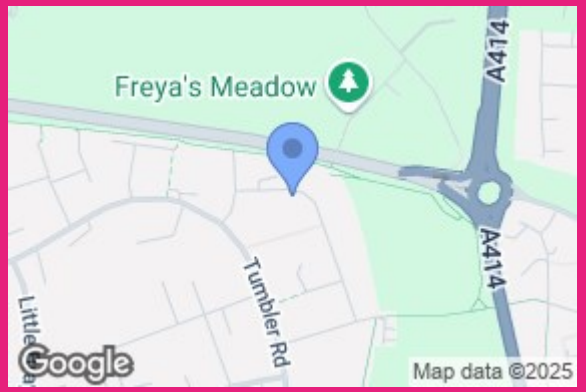
Bathroom
5'10" x 5'6" (1.78 x 1.68)
UPVC double glazed window. White three piece bathroom suite with electric shower over bath. Radiator to wall. Internal door to inner hallway.

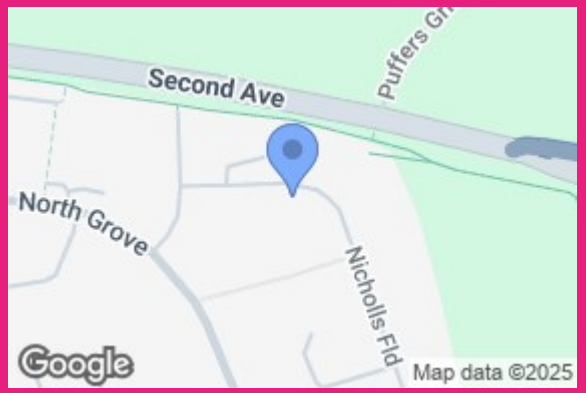
Communal Garden
Communal garden shared by residents.

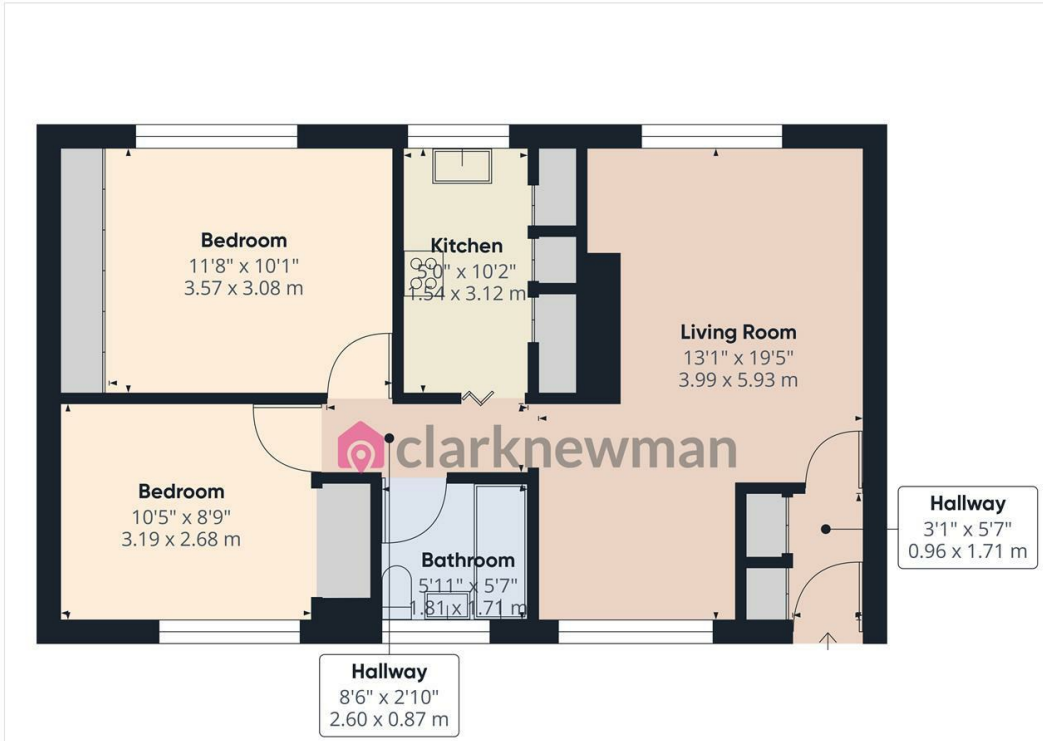
Local Area
Nicholls Field is always a popular area within Harlow due to it's close proximity to local schooling (both primary and secondary schools). Bush Fair shopping Centre is only a short walk away (0.7 miles) where all local amenities are provided. Further benefits include a short drive away from Harlow Town Centre and Harlow M11 Junction 7A (both under two miles away).

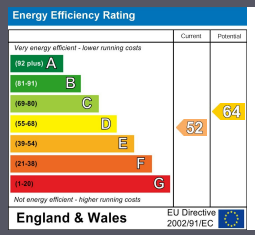
Lease Information
The below figures have been provided to us by the vendors:
Service Charges: £87.60 per annum
Ground Rent: £10 per annum
Lease: 83 years remaining

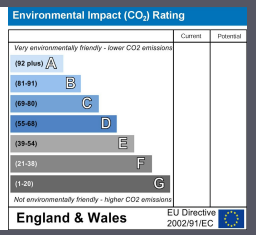
Agents Notes
The property is currently let for £1,000 per month but notice can be served to the tenant upon acceptance of offer. Please note that all viewings will need to be booked via the tenants by appointment only.











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