



Dealings Road | Newhall | Harlow | CM17 9TU

Asking Price £230,000



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GUIDE PRICE £230,000 - £240,000. A STUNNING ONE BEDROOM GROUND FLOOR APARTMENT situated in the highly sought after Newhall location. The property has been kept/improved to a very high standard by the only owners and provides a "turn-key" home to the new owners. The property comprises of a large entrance hall with highly useful storage cupboard (housing washing machine and boiler), a bright and airy lounge with dual aspect UPVC double glazed windows providing ample natural light with open plan living through to a high spec modern fitted kitchen with a range of wall and base units, as well as ample dining space. The double bedroom is a generous size with plenty of space for furnishings and the luxury fitted family bathroom suite offers both shower and bath. Allocated parking in communal car park. Viewings highly advised.

- One Bedroom Apartment
- Immaculate Condition
- Council Tax Band: B
- Ground Floor
- Sought After Location
- EPC Rating: B

Front

Communal car park with allocated park. Communal bike and bin sheds.

Entrance Hall

11'11 x 6'08 (3.63m x 2.03m)

Private, secure front door. Large "L" shaped entrance hall with secure intercom system, UPVC double glazed window to rear, radiator to wall and large storage cupboard housing washing machine and boiler to wall. Internal doors to lounge/kitchen, bedroom and bathroom.





Open Plan Living

23'07 x 10'07 (7.19m x 3.23m)

Highly impressive room offering an open plan living layout with lounge to front benefitting from dual aspect UPVC double glazed windows allowing ample natural light with a natural flow through the dining area. Radiator to wall.

The high spec, modern fitted kitchen offers a range of wall and base units as well as integrated induction hob, oven and extractor fan above, dish washer and fridge freezer. Further benefits include stainless steel sink/drainer and UPVC double glazed window to rear.

Bedroom

11'03 x 13'05 (3.43m x 4.09m)

Large double bedroom featuring floor to ceiling fitted wardrobes, UPVC double glazed window to front and radiator to wall.

Bathroom

7'02 x 5'06 (2.18m x 1.68m)

Luxury fitted family bathroom suite offering shower over bath, white toilet and sink. Extractor fan, shavers socket to wall and chrome heated towel rail.

Local Area

Dealings Road is in an excellent position within Newhall whilst being amongst the local facilities that Newhall has to offer including Co-op food store, a brand new David Lloyd leisure centre (less than two minutes away) two cafes and salons etc. Newhall is also a short drive to the new junction 7A of the M11. Harlow Town train station has direct trains running to London Tottenham Hale, London Liverpool Street and Cambridge. Newhall is also only 6.5 miles to Epping Underground Station situated on the Central Line. Dealings Road is also walking distance to Newhall Primary School, Fawbert & Barnard Infant' School and Mark Hall Academy (secondary school).

Lease Information

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

Service Charges: £1,320 per annum (approx.)

Ground Rent: £0

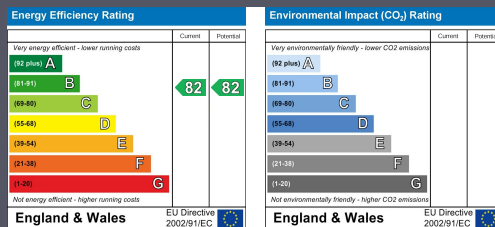
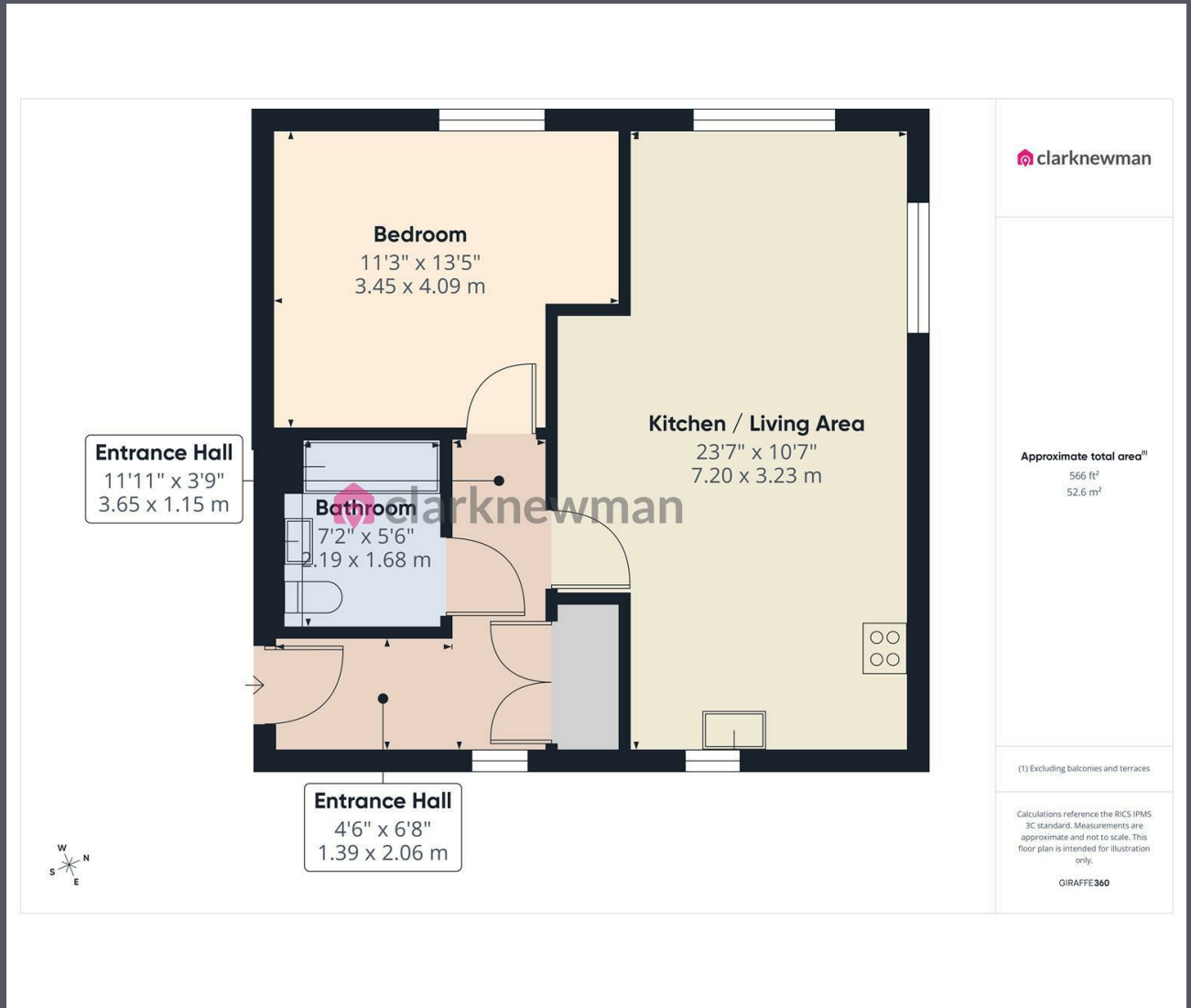
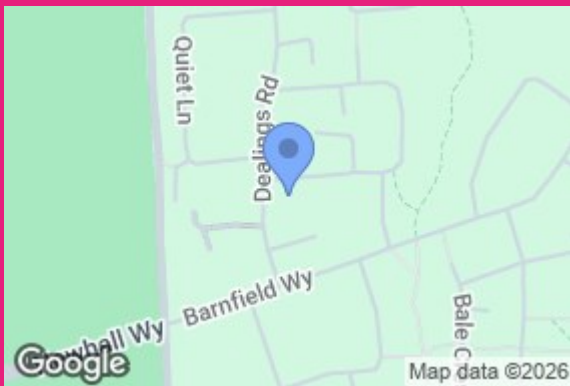
Estate Charge: £400 per annum (approx.)

Lease: 247 years remaining

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.





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