The Readings | Harlow | CM18 7BU

Asking Price £186,000

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A WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT with direct access into communal garden. The property comprises of a modern fitted kitchen, spacious living room with patio doors into garden, a large double bedroom with an array of fitted wardrobes and a newly refurbished bathroom suite. Other benefits include UPVC double glazed windows and gas heating via radiators. Viewings advised.

- One Double Bedroom
- Well Presented
- Council Tax Band: B
- Ground Floor Flat
- Tidy Communal Garden
- EPC Rating: C

Front

Communal areas including bins to front, concrete path to communal lobby. External timber door to entrance hall.

Entrance Hall

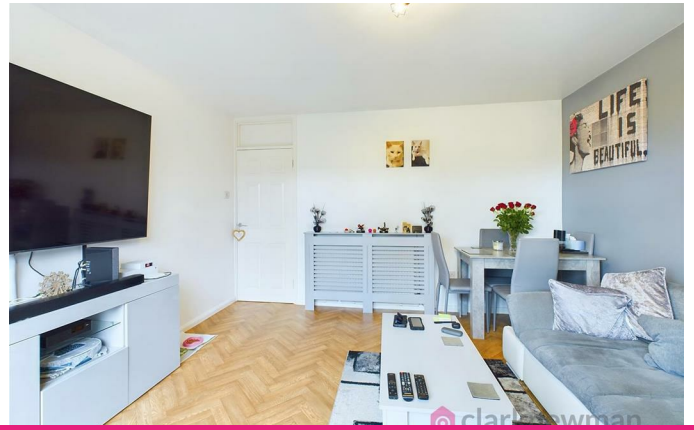
7'00" x 4'09" (2.13m x 1.45m)

External door to communal lobby. Heating thermostat to wall. Internal doors to kitchen, living room, bedroom and bathroom. Built-in storage cupboard housing electrics.

Living Room

13'00" x 12'10" (3.96m x 3.91m)

UPVC double glazed patio door into communal garden, radiator to wall. Internal door to entrance hall.



Kitchen
10'00" x 7'04" (3.05m x 2.24m)
UPVC double glazed window to front. Modern fitted kitchen with a range of wall and base units, laminate worktops and stainless steel sink and drainer. Integrated fridge freezer, electric oven and hob with cooker hood above. Plumbing for washing machine. Built-in storage cupboard housing gas boiler. Internal door to entrance hall.

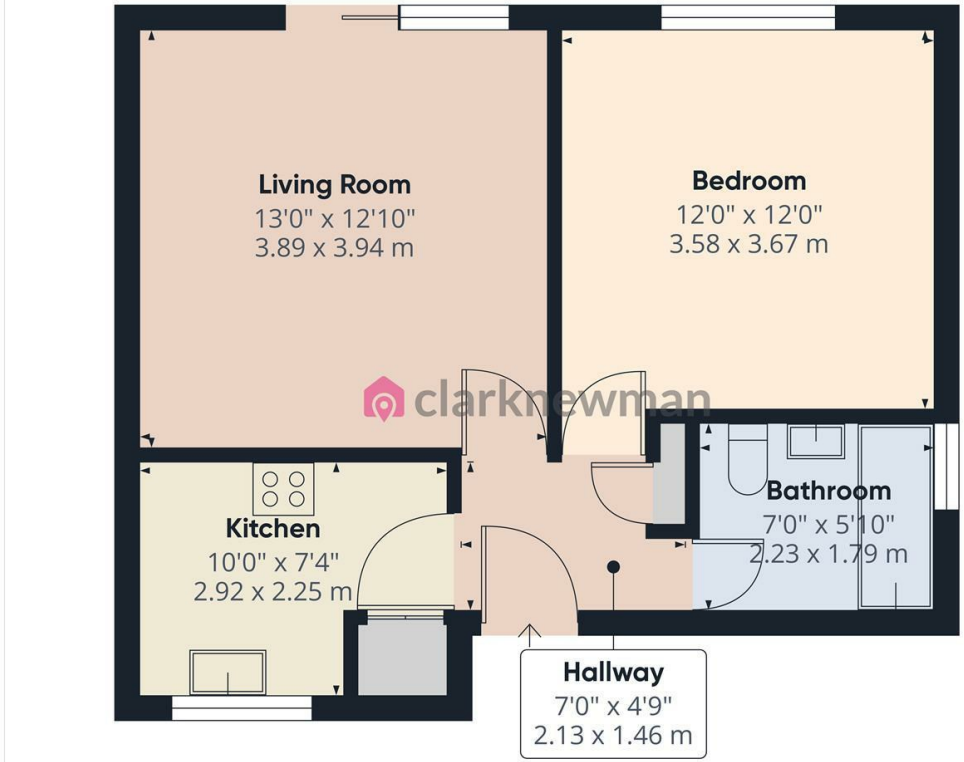
Bedroom
12'00" x 12'00" (3.66m x 3.66m)
UPVC double glazed window facing garden, radiator to wall. A range of fitted wardrobes and drawers. Internal door to entrance hall.

Bathroom
7'00" x 5'10" (2.13m x 1.78m)
UPVC double glazed window. Fully tiled bathroom suite consisting of L-shaped bath, glass screen and shower above. White WC and vanity sink. Chrome heated towel rail to wall. Internal door to entrance hall.

Communal Garden
To the rear there is a large communal garden with shared use.

Lease Information
The below figures have been provided to us by the vendors:
Service Charges: £600 per annum
Ground Rent: £10 per annum
Lease: 88 years remaining

Local Area
The Readings is in the South of Harlow, close by to Bush Fair Shopping Centre, benefiting from all local shops and amenities. There is also a good selection of schools nearby. The Readings is only a short drive to M11 Junction 7.



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Approximate total area(1)
460.26 ft²
42.76 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.

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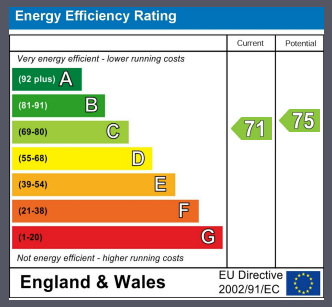

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