

Guilfords | Old Harlow | CM17 0HZ

Asking Price £230,000

clarknewman

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A TWO BEDROOM FIRST FLOOR FLAT with newly extended 171 year lease. The apartment is well presented comprising a spacious living room, modern fitted kitchen, well proportioned bedrooms and a family bathroom suite. Outside there is a communal garden with space for relaxing and drying clothes. Guilfords is a short walk to Old Harlow High Street and Harlow Mill train station. The property is being sold with no onward chain. Online virtual tour available.

- Two Bedrooms
- Extended Lease
- Council Tax Band: B
- First Floor Flat
- No Onward Chain
- EPC Rating: C

Entrance Hall

4'10" x 6'9" (1.47m x 2.06m)

External timber door to communal landing. Two built-in storage cupboards. Internal doors to living room, bedrooms and bathroom.

Living Room

12'4" x 17'7" (3.76m x 5.36m)

Two UPVC double glazed windows overlooking communal garden, radiator to wall. Internal door to hallway, doorway to kitchen.

Kitchen

9'4" x 8'5" (2.84m x 2.57m)

UPVC double glazed window to front. White gloss modern fitted kitchen with a range of wall and base units, laminate worktops and stainless steel 1.5 sink and drainer. Integral electric oven, gas hob and stainless steel cooker hood above. Space for fridge freezer, plumbing for washing machine and dishwasher. Doorway to living room.

















Bedroom One
10'7" x 10'5" (3.23m x 3.18m)
UPVC double glazed window overlooking communal garden, radiator to wall. Large built-in wardrobes with bifolding doors. Internal door to hallway.

Bedroom Two
6'10" x 8'5" (2.08m x 2.57m)
UPVC double glazed window to front, radiator to wall. Internal door to hallway.

Bathroom
6'5" x 5'5" (1.96m x 1.65m)
UPVC double glazed window to front, chrome heated towel rail to wall. Part tiled bathroom suite comprising of white WC, vanity sink and bath. Thermostatic shower over bath with glass screen. Internal door to hallway.

Communal Garden
South-West facing communal garden with space for seating and washing line for drying clothes.

Local Area
Guilfords is a popular residential location within Old Harlow, benefiting from its close proximity to the historic Old Harlow High Street, which offers a variety of local shops, cafés, restaurants and everyday amenities. Further benefits include being within easy reach of both primary and secondary schools, while Harlow Mill Train Station is also nearby, providing direct rail links towards London and Cambridge.

Lease Information
The below figures have been provided to us by the vendors:
Service Charge: £1,286.92 per annum (£107.24 per month)
Ground Rent: £10 per annum
Lease: 171 years remaining

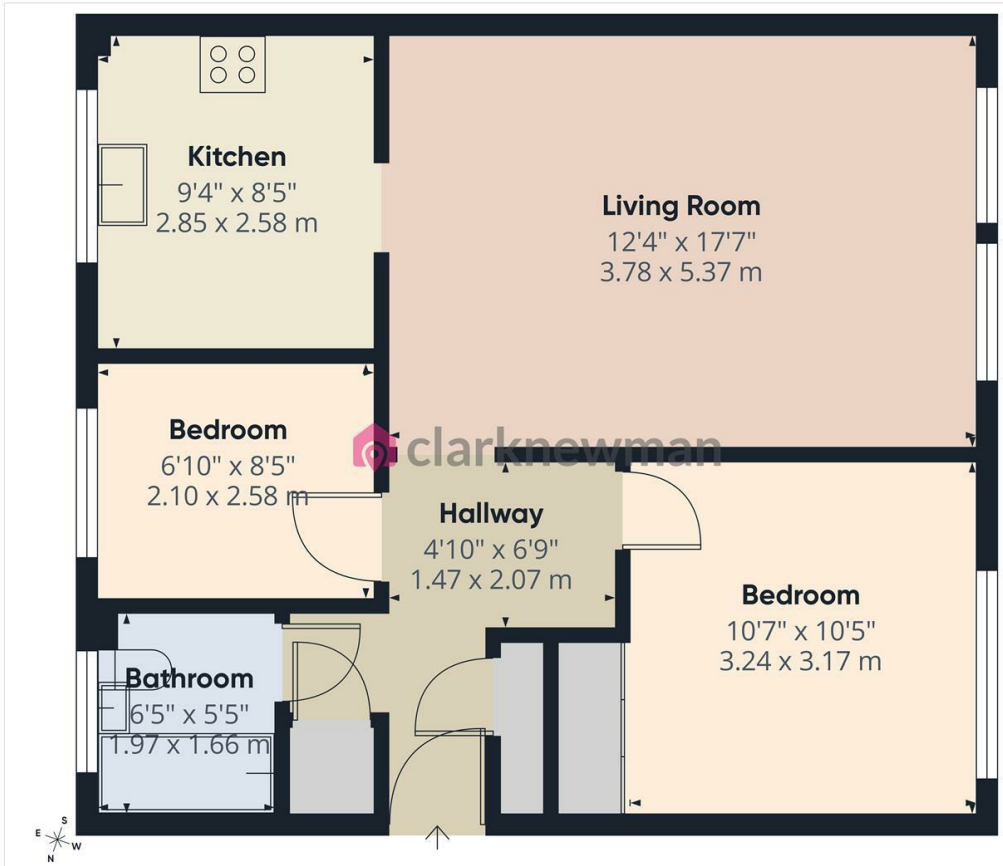
Agents Notes
The sellers are currently going through the legal process to extend their lease to 171 years prior to completion.

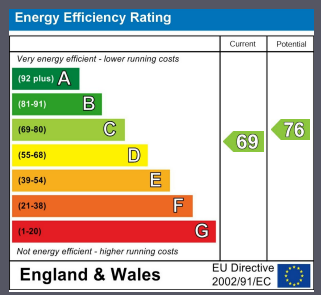
HMRC AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject 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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