



Pennymead | Harlow | CM20 3JF

Asking Price £110,000



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A ONE BEDROOM FIRST FLOOR FLAT available with no onward chain. The apartment comprises of a spacious living room, modern fitted kitchen, double bedroom and tiled bathroom suite. The property is currently tenanted so viewings are by appointment only, with the tenant set to vacate late April. The block features elevator and secure entry intercom. Online virtual tour available.

- One Double Bedroom
- Elevator Access
- Council Tax Band: A
- First Floor Flat
- Vacant from May
- EPC Rating: C

#### Pennymead Tower

Pennymead Tower is a residential high-rise apartment building in the Pennymead area of Harlow, Essex. The building has 11 storeys and contains 43 one-bedroom flats, 3 on the ground floor and 4 on each level above. There is elevator access and secure entry intercom. There is also a communal car park nearby.

#### Entrance Hall

13'9" x 3'5" (4.19m x 1.04m)

Composite door to communal landing. Secure entry intercom phone to wall.

#### Living Room

10'1" x 15'9" (3.07m x 4.80m)

UPVC double glazed windows on two aspects. Radiator to wall. Internal door to hallway.





### Kitchen

11'4" x 6'4" (3.45m x 1.93m)

UPVC double glazed window. Radiator to wall. Fitted kitchen comprising of grey units and laminate worktops with stainless steel sink and drainer. Gas combination boiler to wall. Space/plumbing for appliances. Storage cupboard. Internal door to entrance hall.

### Bedroom

10'5" x 12'3" (3.18m x 3.73m)

UPVC double glazed windows. Radiator to wall. Internal door to hallway.

### Bathroom

5'5" x 5'10" (1.65m x 1.78m)

UPVC double glazed window. Part-tiled walls comprising of white WC, pedestal sink and bath. Radiator to wall. Internal door to entrance hall.

### Lease Information

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

Service Charge: £1,848.84 per annum

Ground Rent: £10 per annum

Lease: 86 years remaining

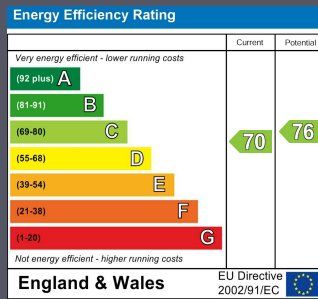
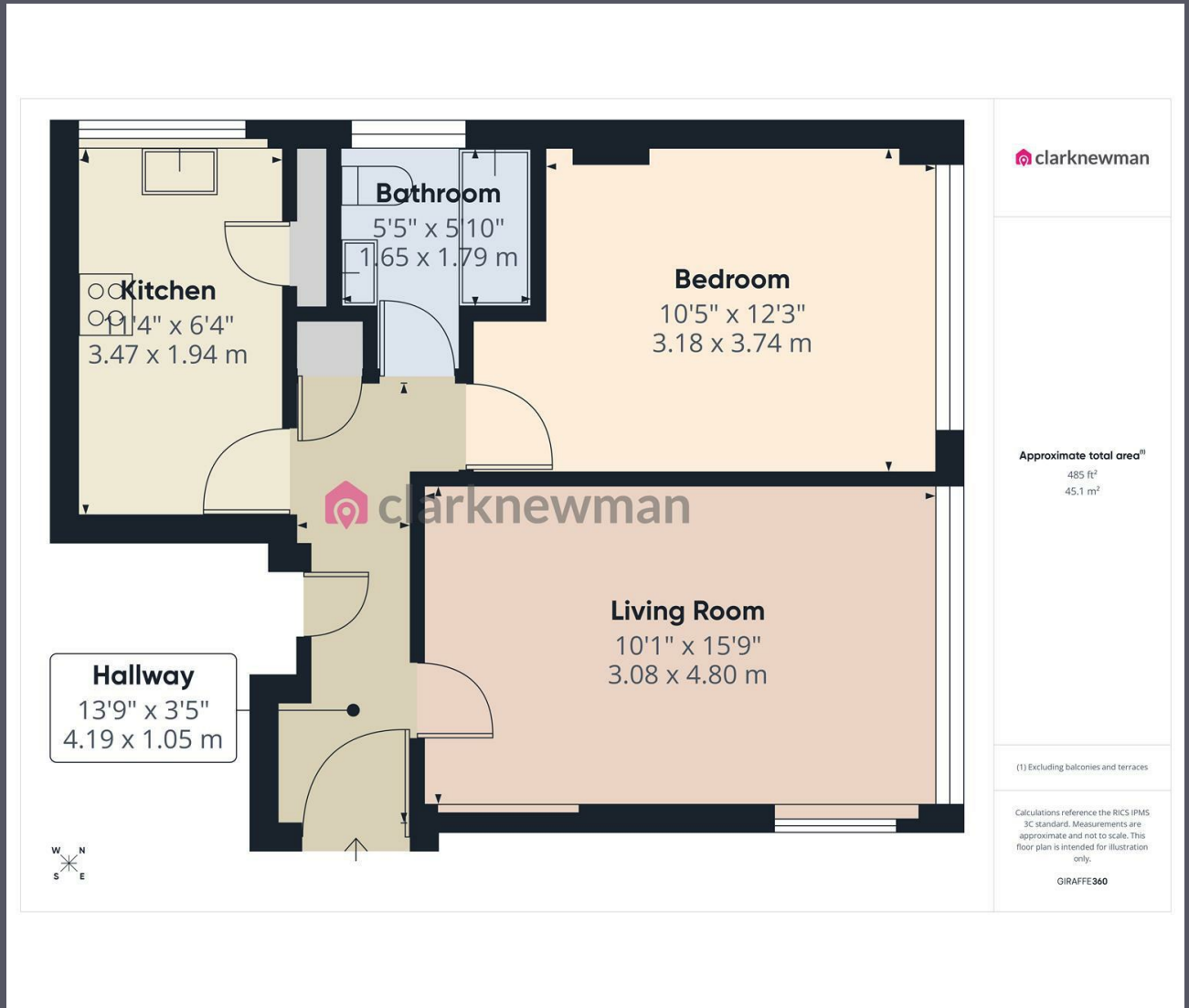
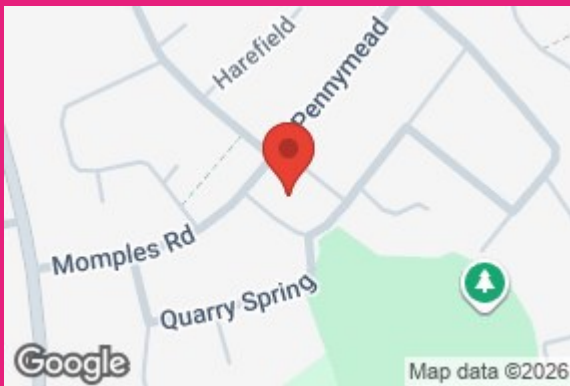
### Local Area

Pennymead is always a popular location within the town due to its close proximity to The Stow Shopping Centre, which offers a variety of amenities. Further benefits include being within walking distance of both primary and secondary schools, and Harlow Town Train Station (providing access to London, Cambridge and Stansted Airport) being located just over two miles away.

### 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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