



Torkildsen Way | Fifth Avenue | Harlow | CM20 1AY

Asking Price £205,000

 clarknewman

Torkildsen Way | Fifth Avenue  
Harlow | CM20 1AY  
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AN IMMACULATE ONE BEDROOM FIRST FLOOR FLAT with allocated carport. The property comprises of a spacious entrance hall, open plan lounge/dining area with modern fitted kitchen offering a range of integral appliances, impressive double bedroom with Juliet balcony and a luxury family bathroom suite. Other features include a long lease, gas heating via radiators and UPVC double glazed windows throughout. Online virtual tour available.

- One Bedroom
- Allocated Carport
- Council Tax Band: B
- First Floor Flat
- Close to Harlow Town Train Station
- EPC Rating: B

#### Front

Green park to front with ample street parking. Secure intercom system to enter flat.

#### Entrance Hall

Front door leading to communal lobby. Internal doors to storage cupboard, open plan living room and kitchen, bedroom and family bathroom. Secure intercom system to wall.

#### Open Plan Living

Bright and airy lounge with radiator to wall and UPVC double glazed window, open plan living to dining area and modern fitted kitchen. Impressive modern fitted kitchen with a range of wall and base units offering integral recently fitted oven and hob with extractor fan above, washing machine, dishwasher and fridge freezer. Boiler to wall and UPVC double glazed window. Internal door to entrance hall.





### Bedroom

A large double bedroom with UPVC double glazed Juliette balcony overlooking the park, radiator to wall. Ample space for wardrobes. Internal door to entrance hall.

### Bathroom

Luxury fitted family bathroom suite featuring bath with shower, vanity sink and toilet. Chrome heated towel rail, shavers point, extractor fan and UPVC double glazed window. Internal door to entrance hall.

### Rear of Block

Allocated parking with carport.

### Lease Information

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

Service Charges: £1,556 per annum (approx.)

Ground Rent: £245 per annum (approx.)

Estate Charge: £300 per annum (approx.)

Lease: 134 years remaining

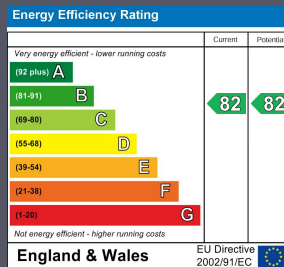
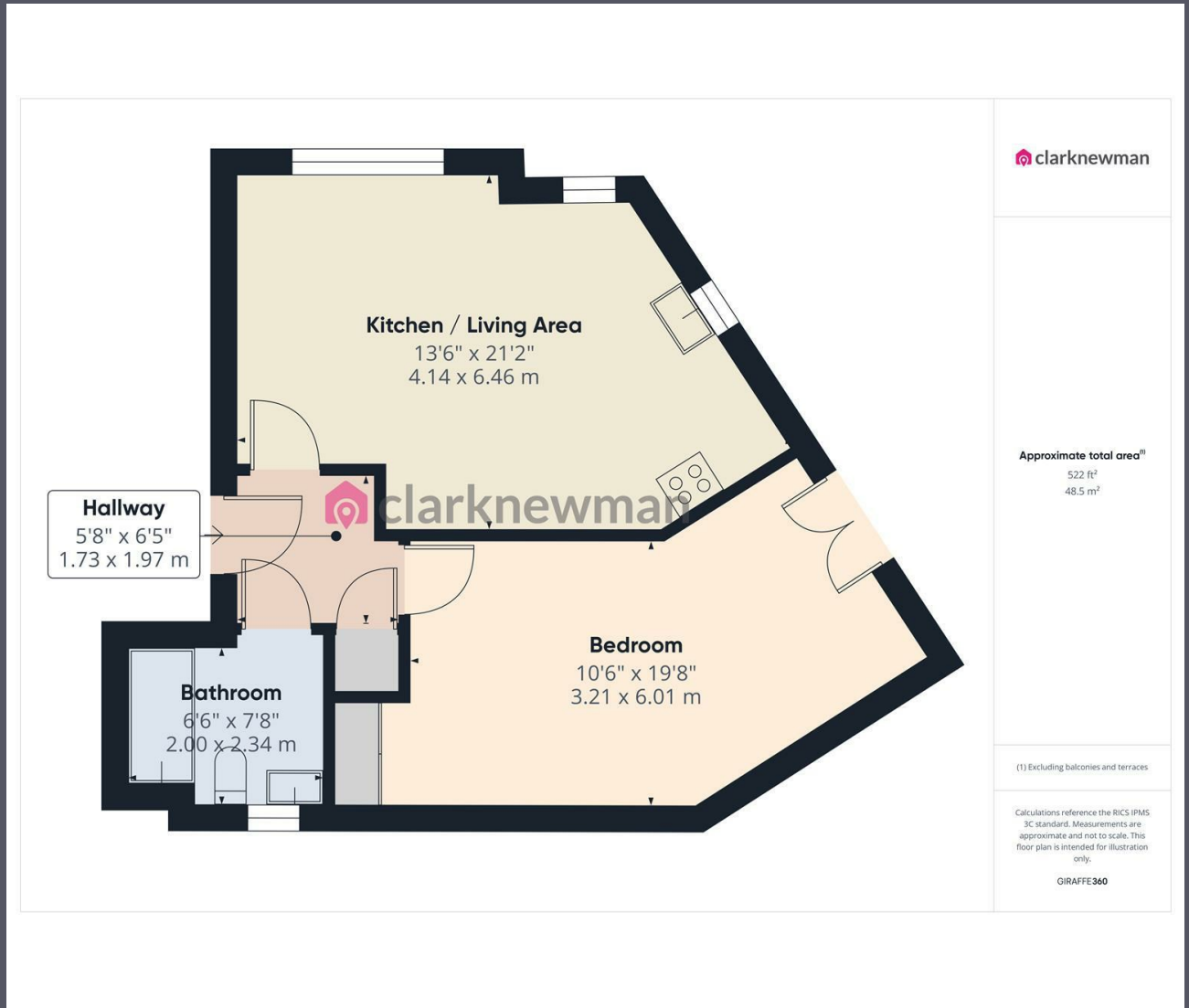
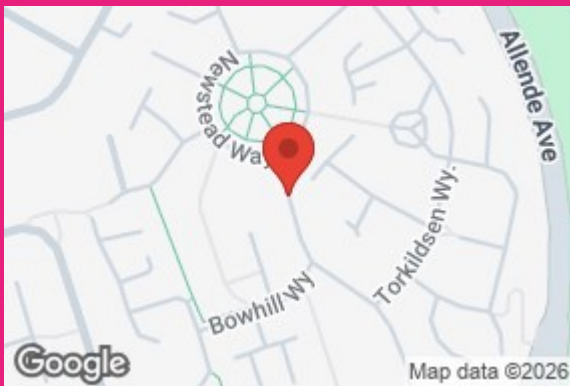
### Local Area

Torkildsen Way is a popular development located on Fifth Avenue and is situated a short walk away from Harlow Town Centre, Princess Alexandra Hospital and Harlow Town Train Station providing direct access to London Liverpool Street, Tottenham Hale and Stansted Airport.

### 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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