



Little Cattins | Harlow | CM19 5RJ

£1,400 Per Month

 clarknewman

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AN IMMACULATE TWO BEDROOM TOP FLOOR FLAT with balcony. New to the rental market, this property has been well cared for by the landlords and features many upgrades including a modern fitted kitchen and luxury bathroom suite. Little Cattins is located on the outskirts of Harlow and benefits from ample parking. The property is available part-furnished early June. This is a non-smoking property.

- Two Bedrooms
- Balcony
- Council Tax Band: B
- Top Floor Apartment
- Available Late June
- EPC Rating: C

Entrance Hall

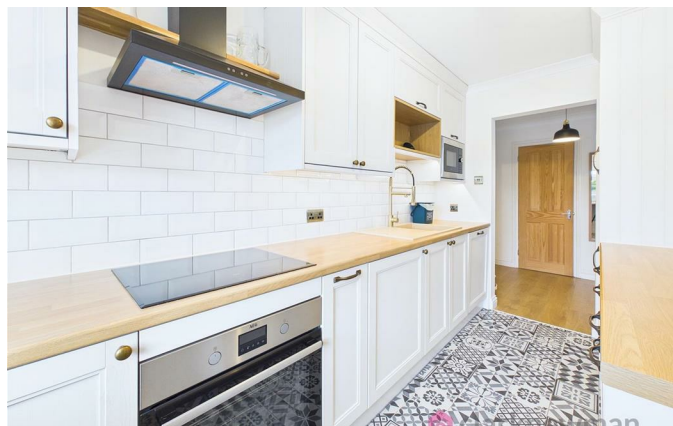
9'0" x 6'3" (2.74m x 1.91m)

Timber external door to communal landing. Secure entry intercom phone to wall. Large storage cupboard. Opening to kitchen and inner hallway, internal doors to living room and bedroom one. Loft hatch above.

Kitchen

6'6" x 12'7" (1.98m x 3.84m)

Modern fitted kitchen with a range of integrated appliances including electric oven, microwave oven, induction hob (with cooker hood above), fridge freezer, washing machine and dishwasher. Laminate worktops with ceramic sink and drainer and brushed copper mixer tap. serving hatch to living room. Opening to entrance hall.





Living Room

14'6" x 12'7" (4.42m x 3.84m)

Large UPVC window and double doors to balcony, UPVC double glazed window to side aspect, radiator (and radiator cover) to wall. Cabinet with lighting above. TV Mount to wall. Curtains and nets to remain. Internal door to entrance hall.



Bedroom One

12'1" x 9'3" (3.68m x 2.82m)

UPVC double glazed window, radiator (and radiator cover to wall). Fitted wardrobe, shelving, curtains and nets to remain.

Inner Hallway

2'10" x 9'11" (0.86m x 3.02m)

Providing access to bedrooms, bathroom and entrance hall. Built-in storage cupboard at end.

Bedroom Two

10'4" x 6'9" (3.15m x 2.06m)

UPVC double glazed window, radiator to wall. Walls to be painted white before tenancy. Curtains to remain. Internal door to inner hallway.



Bathroom

5'7" x 6'9" (1.70m x 2.06m)

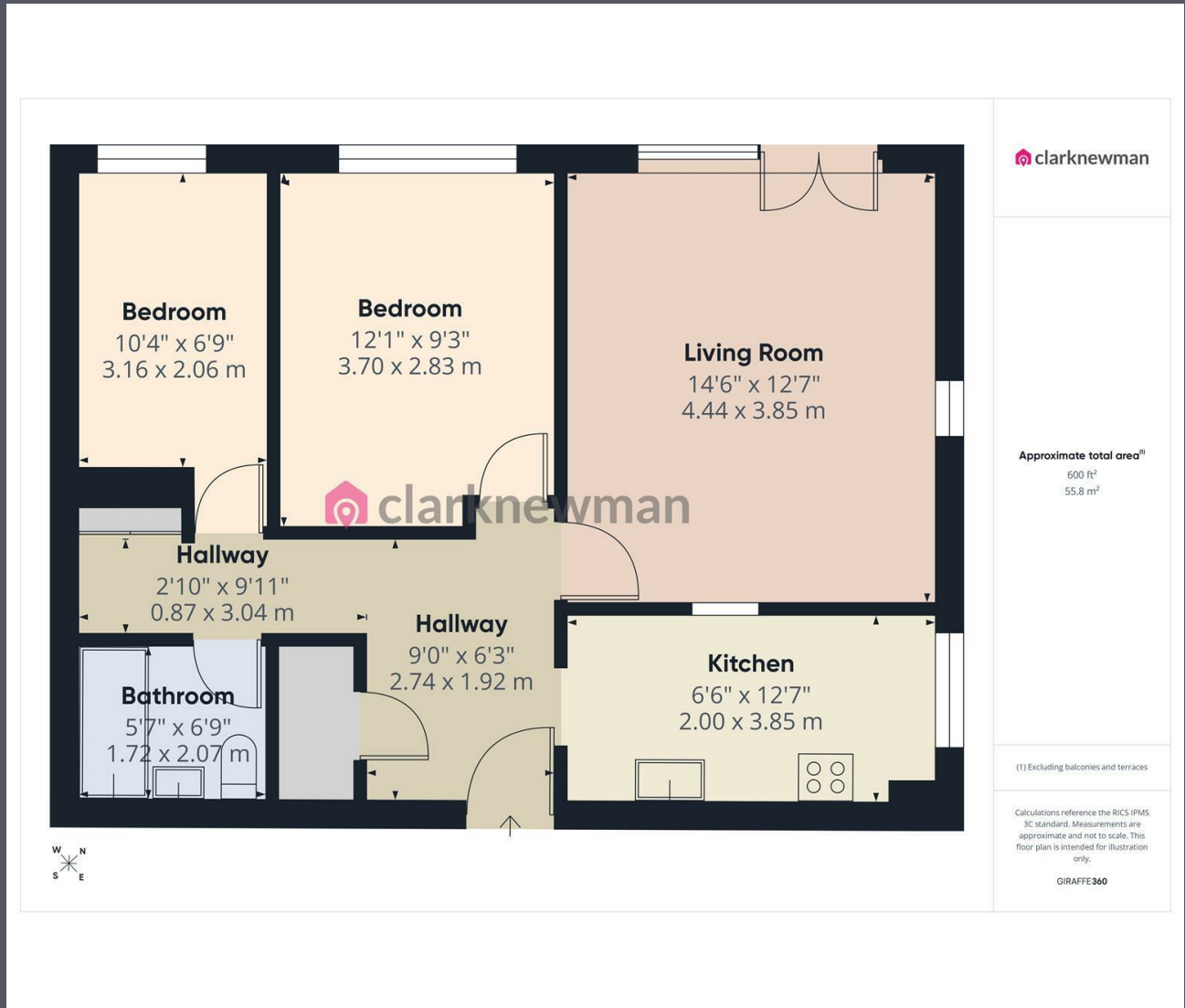
Fully tiled bathroom suite comprising of white WC, vanity sink to wall and bath with glass shower screen and thermostatic bar shower. Mirrored medicine cabinet to wall. Extractor fan above. Chrome heated towel rail. Internal door to inner hallway.



Local Area

Little Cattins is located in the popular Sumners development on the outskirts of Harlow, close to Roydon and Nazeing. Within Sumners there is a local convenience store, pub and takeaway. The town centre is within easy reach (2.5 miles), providing a variety of retail and leisure facilities at The Harvey Centre and Water Gardens Shopping Centre. The area is also well placed for outdoor space, while commuters benefit from straightforward access to Harlow Town railway station, offering regular services into London and Cambridge. Overall, the location provides a great balance of convenience, green space and connectivity.





Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Equity House
4-6 Market Street
Harlow
Essex
CM17 0AH
01279 400444
hello@clarknewman.co.uk
www.clarknewman.co.uk