



Carl House | Commonside Road | Harlow | CM18 7SL

Asking Price £190,000



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A ONE BEDROOM FIRST FLOOR FLAT with allocated parking. The property comprises of an entrance hall, double bedroom, open plan lounge kitchen diner and a family bathroom suite. Other features include a lease in excess of 990 years remaining, gas heating via radiators, UPVC double glazing, well kept communal lobby with secure access and allocated parking to rear. Online virtual tour available.

- First Floor Flat
- Allocated Parking
- Council Tax Band: B
- One Double Bedroom
- 993 Years Lease Remaining
- EPC Rating: C

Communal Lobby

Secure entry door. Well kept and maintained lobby.

Entrance Hall

3'6" x 7'5" (1.07m x 2.26m)

External timber door to communal lobby. Internal doors to living room, bedroom, bathroom and cupboard. New carpets and redecoration.

Kitchen / Living Area

14'1" x 16'9" (4.29m x 5.11m)

UPVC double glazed windows to rear aspect (with venetian blinds).

Radiator to wall. New flooring and redecoration. White fitted kitchen comprising of tiled splashback, laminate work surfaces, stainless steel sink and drainer, appliances including electric cooker, washing machine, fridge freezer and cooker hood. Gas combination boiler to wall. Internal door to entrance hall.





Bedroom

10'0" x 13'1" (3.05m x 3.99m)

UPVC double glazed window to front aspect (with venetian blind), radiator to wall. Internal door to entrance hall. New carpets and redecoration.

Bathroom

6'3" x 5'9" (1.91m x 1.75m)

UPVC double glazed window. New bathroom suite comprising of part-tiled walls, white bath, vanity sink and WC. White heated towel rail to wall. Internal door to entrance hall.

Car Park

To the rear of the block is a carpark with an allocated space.

Local Area

Carl House is a private development located off Commons Road. Maunds Hatch is only 0.1 miles away benefiting from a convenience store (The Co-operative Food) as well as local schooling and children's play areas close by. 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.

Lease Information

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

Service Charges:

2024/25 Actual: £408 per annum

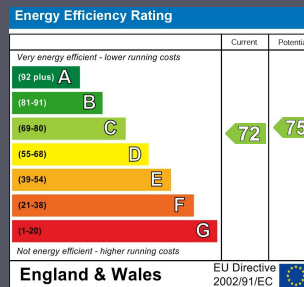
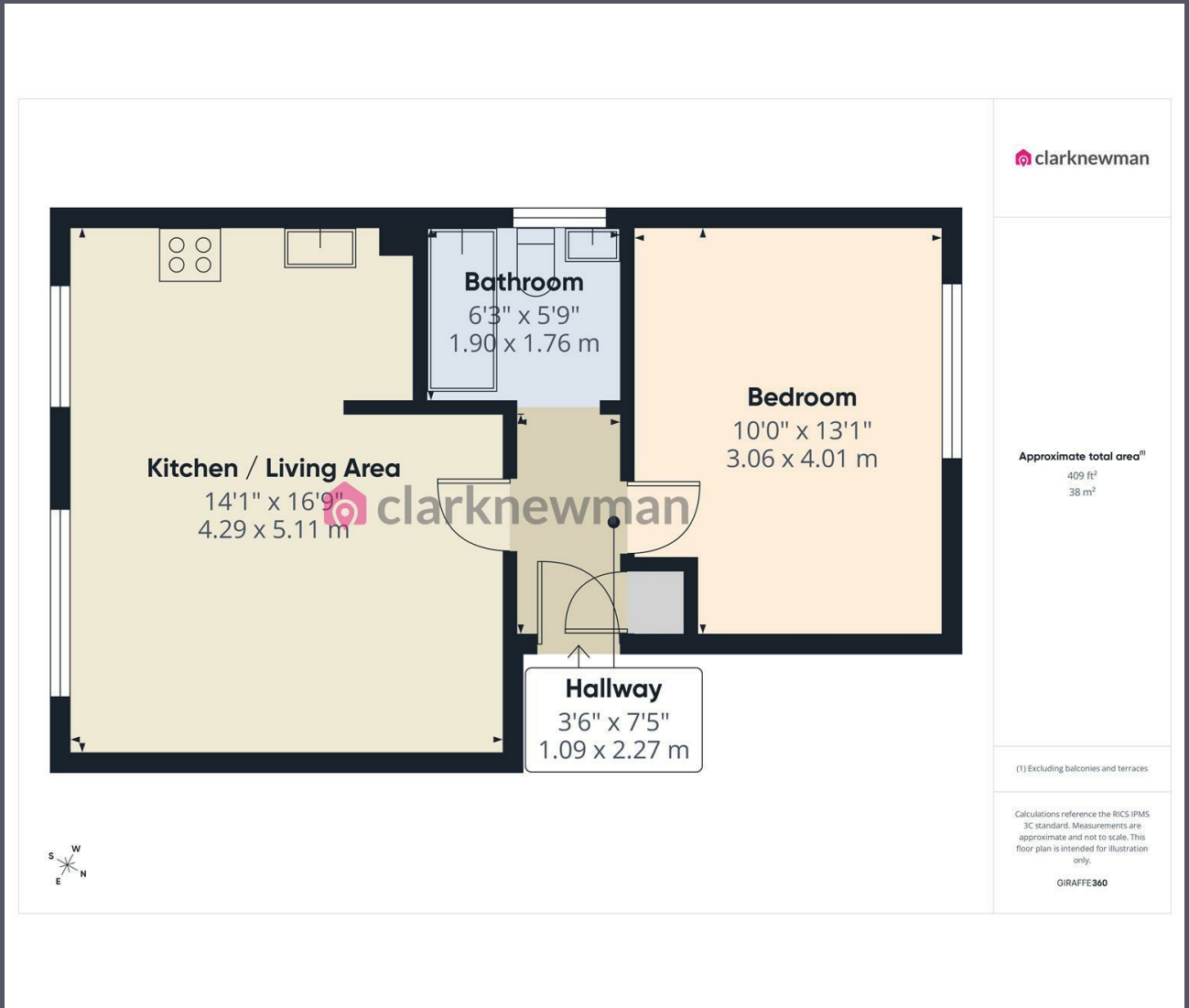
2025/26 Estimated: £544 per annum

Ground Rent: £150 per annum

Lease: 993 years remaining

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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