



The Hornbeams | Harlow | CM20 1PH

£1,100 Per Month



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A FRESHLY DECORATED ONE BEDROOM TOP FLOOR FLAT conveniently located within walking distance of Harlow Town train station and the town centre. Accommodation comprises an open plan living and kitchen area, double bedroom and part-tiled bathroom suite. Presented in neutral décor throughout, the property offers comfortable and low-maintenance living in a highly convenient location. New windows will also be installed before the start of the tenancy. The property is available unfurnished early July. This is a non-smoking property.

- One Bedroom
- Redecorated Throughout
- Council Tax Band: A
- Top Floor Flat
- Available Early July
- EPC Rating: C

Entrance Hall

7'6" x 5'8" (2.29m x 1.73m)

External door to communal landing. Radiator to wall. Large built-in storage cupboard, loft hatch above. Internal doors to living room, bedroom and bathroom.

Living Room

10'2" x 12'3" (3.10m x 3.73m)

UPVC double glazed window, radiator to wall. Built in storage cupboard and breakfast bar. Open plan to kitchen, internal door to hallway.



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Kitchen

10'7" x 4'8" (3.23m x 1.42m)

UPVC double glazed window. White fitted kitchen kitchen with a range of wall and base units, laminate worktops and stainless steel sink and drainer. Washing machine and cooker to be supplied by landlords. Storage cupboard housing gas boiler. Radiator to wall. Open plan to living room.

Bedroom

13'3" x 8'11" (4.04m x 2.72m)

UPVC double glazed window, radiator to wall. Internal door to hallway.

Bathroom

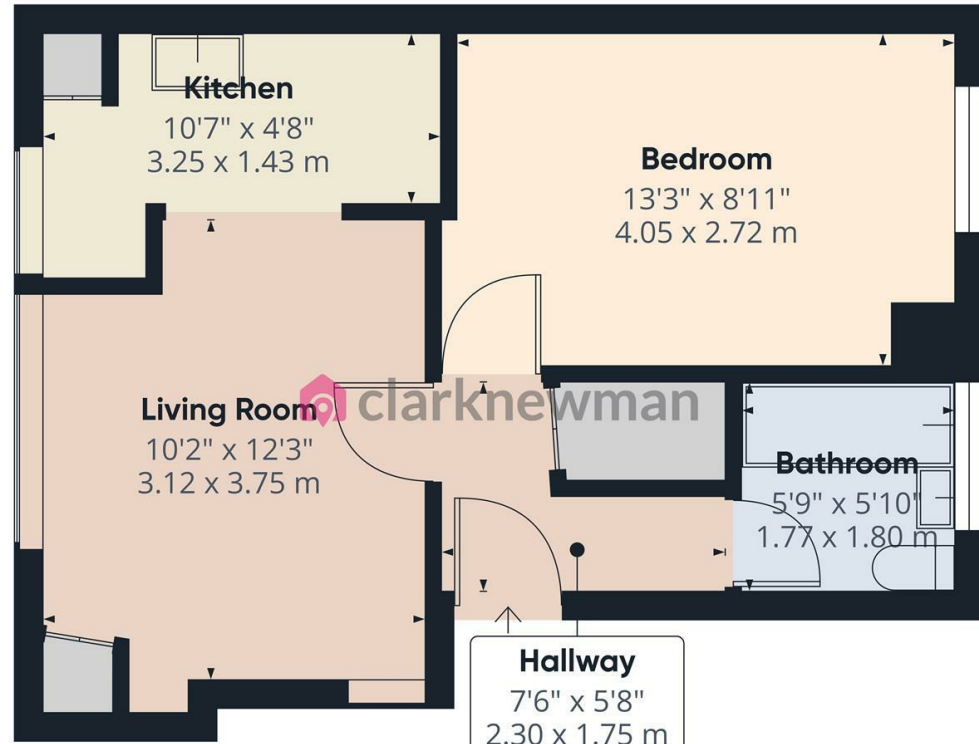
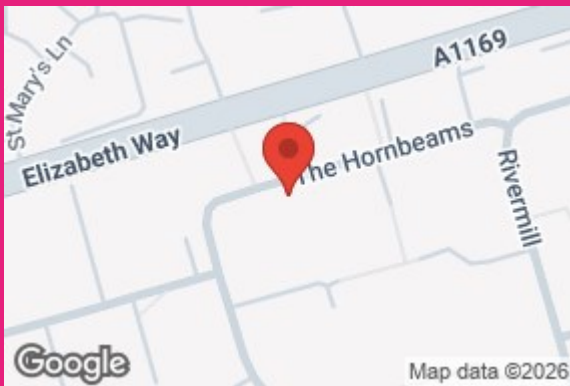
5'9" x 5'10" (1.75m x 1.78m)

UPVC double glazed window. Part tiled bathroom suite comprising of WC, pedestal sink and bath with shower over bath. Radiator to wall. Internal door to hallway.

Local Area

The Hornbeams is ideally situated being on the doorstep of Princess Alexandra Hospital (0.5 miles), only a short walk to Harlow Town Train Station (0.7 miles), and Town Centre (0.7 miles). There is also a good choice of schooling surrounding the property. 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.





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Approximate total area⁽¹⁾
384 ft²
35.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	72

EU Directive 2002/91/EC

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