



- One Bedroom
- Top Floor Flat
- Larger Than Usual
- Sought After Development

Parish Way, Harlow, Essex, CM20 1PR

Asking Price Of £205,000

A LARGE ONE BEDROOM TOP FLOOR APARTMENT located in the popular Fifth Avenue development. The property comprises of a spacious entrance hall, large lounge, modern fitted kitchen, double bedroom and a family bathroom suite. Other benefits include allocated parking, secure entry intercom, gas heating via radiators and UPVC double glazed windows throughout. Parish Way boasts a lease remaining of 111 years and is located in a prime position between Harlow Town train station (0.3 miles) and Harlow Town Centre (0.6 miles). Princess Alexandra Hospital is also nearby (0.7 miles).



## Property Description

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### COMMUNAL LANDING

Due to the layout of the building there is only two flats within this block enabling the communal areas to be private and well cared for. There is also secure entry intercom.


### ENTRANCE HALL

External door to communal landing. Internal doors to bedroom, bathroom, lounge and two storage cupboard. Loft hatch. Secure entry intercom phone.

### LOUNGE

16' 06" x 10' 07" (5.03m x 3.23m) UPVC double glazed window, two radiators to walls. Internal door to entrance hall and kitchen.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### KITCHEN

12' 04" x 10' 00" (3.76m x 3.05m) UPVC double glazed window. Fitted kitchen with a range of wall and base units, laminate worktops and white goods included. Internal door to lounge. Gas boiler in kitchen unit (recently serviced).

### BEDROOM

12' 06" x 9' 10" (3.81m x 3m) UPVC double glazed window, radiator to wall. Internal door to entrance hall.

### LEASE INFORMATION

The property is leasehold with approximately 111 years remaining on the lease. The service charge is £104.38 per month and the ground rent is £10 per annum.

### BATHROOM

7' 10" x 6' 08" (2.39m x 2.03m) UPVC double glazed window, radiator to wall. White bathroom suite with shower over bath and part-tiled wall. Shaver socket to wall.