



- CHAIN FREE
- REALISTICALLY PRICED
- LARGE FIRST FLOOR FLAT
- DOUBLE BEDROOM

Willowfield, Harlow, CM18 6RS

REQUIRING FULL REFURBISHMENT. Large one double bedroom first floor flat in purpose built block. Gas central heating, full double glazing. Realistically priced. CHAIN FREE

PRICE: £149,995 LEASEHOLD



## Property Description

Excellent opportunity to purchase a realistically priced one double bedroom first floor flat in a purpose built block situated between Staple Tye and the Harvey Centre shopping complex . Additionally Junction 27 of the M11 is within a five minute drive.

The property itself does require full refurbishment but benefits from gas central heating and full double glazing.

Set on a traditional floorplan there is a 16' entrance hall which offers access to a loft space and presents with two storage cupboards, one of which houses the lagged copper cylinder. There is a large dual aspect lounge/diner and a double bedroom with built in wardrobe cupboards.

The kitchen has been replaced historically and is fitted with a range of white farmhouse style wall and base units and there is an original larder cupboard providing further storage. A fully tiled bathroom with white suite completes the internal accommodation.

Externally there is a shared courtyard area which provides bin storage and space for clothes lines. Each flat also benefits from an exterior storage space but we were unable to inspect this at the time of listing.

Other features include gas central heating and full double glazing. Being offered chain free, viewing is highly recommended.





## ACCOMMODATION IN BRIEF COMPRISES

### ENTRANCE HALL

16' 4" (4.98m)

### LOUNGE/DINER

20' 5" x 10' 10 max" (6.22m x 3.3m)

### KITCHEN

8' 4" x 7' 8" (2.54m x 2.34m)

### BEDROOM

13' 4" x 9' 4" (4.06m x 2.84m)

### BATHROOM

7' 8" x 6' 8" (2.34m x 2.03m)

### EXTERIOR

Communal courtyard service area

External storage cupboards

### CHARGES:

Lease: 125 years from 21.2.1983 leaving residue lease of approx. 84 years

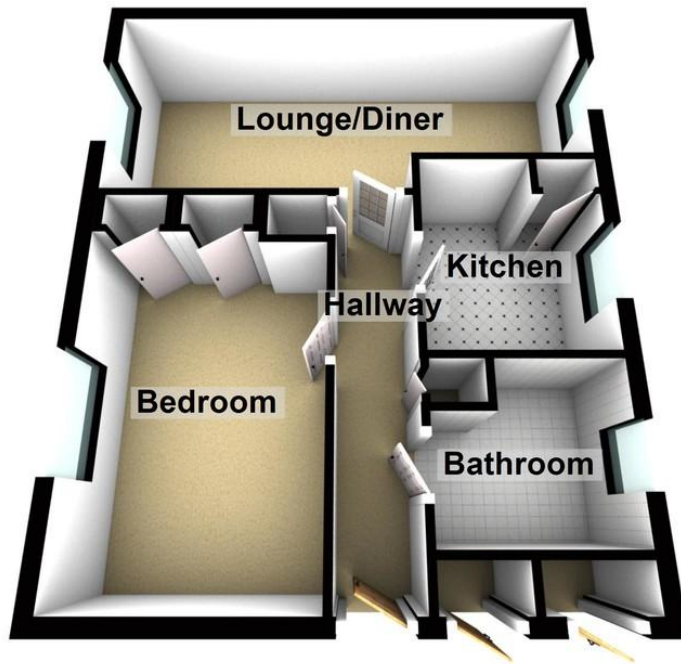
Ground Rent: £10 per annum

Service Charge £35 per annum

Council Tax - Band B Harlow Council



## First Floor



EPC REQUIRED

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements