

Abbeydale Close, Harlow, CM17 9QE

william h brown

welcome to

Abbeydale Close, Harlow

This attractive two-bedroom first floor apartment is offered in good decorative order throughout, making it an ideal purchase for first-time buyers, investors, or those looking to downsize. The property benefits from well-proportioned accommodation, with bright and spacious living areas alongside two good-sized bedrooms. Conveniently situated close to a range of highly regarded local schools, it is perfectly positioned for families and commuters alike.













-Accommodation Overview-

Lounge/Diner
Two windows to front aspect, electric heater, laminate flooring.

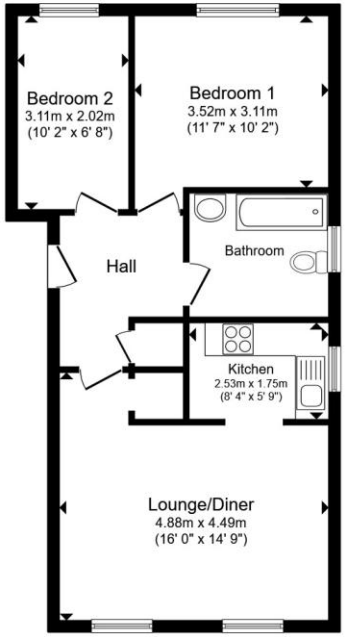
Kitchen
Fitted wall and floor units with work surface over, built in oven with hob and hood, built in washing machine and fridge freezer, sink unit with drainer, window to side aspect.

Bedroom One
Window to rear aspect, laminate flooring, electric heating.

Bedroom Two
Window to rear aspect, carpet, electric heating.

Bathroom
Three-piece suite comprising of bath with shower over, low level WC, partly tiled, window to side aspect.

Agent Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 56.1 m² (604 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Welcome to Abbeydale Close, Harlow

- Two-bedroom apartment
- Ideal purchase for first-time buyers, investors, or those looking to downsize.
- First floor apartment
- Open plan lounge/diner

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: £2000.00 per year – review date: tbc
Ground Rent: £220.00 per year – review date: tbc
Building Insurance: tbc

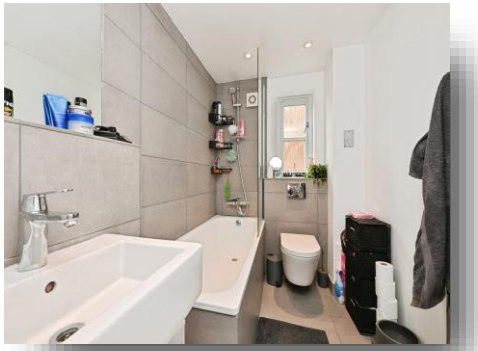
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HLO105770 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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