



**Dads Wood, Harlow CM20 1JL**



**welcome to**

## **Dads Wood, Harlow**

Situated in the highly convenient Dadswood area of Harlow, this bright and spacious two-bedroom ground-floor flat offers an ideal home for first-time buyers, professionals, or investors. Call us today to arrange a viewing.



## - Accommodation Overview –

### Entrance Hall

Fitted carpet and entry phone system.

### Lounge

Window to side aspect, fitted carpet, and wall mounted electric heater.

### Kitchen

Window to side aspect, fitted wall and base units with work surfaces over, plumbing for washing machine, electric cooker point, stainless steel sink and drainer unit, vinyl flooring and tiled splash back.

### Bedroom 1

Window to rear aspect, fitted carpet and wall mounted electric heater.

### Dressing Room Area

Fitted carpet.

### Bedroom 2

Window to side aspect, fitted carpet and wall mounted electric heater.

### Bathroom

Panel bath with electric shower over, wash hand basin , wc, storage cupboard and part tiled walls.

## - Agents Note -

The term of the lease is 99 years from September 1998 which means there is currently 72 years remaining. This may impact on mortgage lender requirements. Interested parties should make further enquires.



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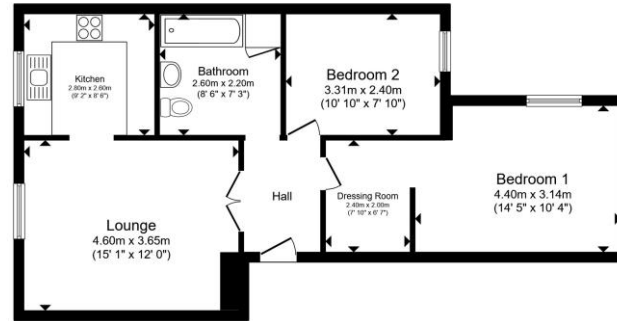


## welcome to Dads Wood, Harlow

- Ground floor
- Two bedrooms
- Allocated parking
- Close to town centre
- Fitted kitchen

Tenure: Leasehold EPC Rating: C  
Council Tax Band: C Service Charge: 1080.00  
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Sep 1998.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.



Total floor area 63.3 m<sup>2</sup> (681 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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# £180,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HLO105621 - 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.

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