



The Fortunes, Harlow CM18 6PH

welcome to

The Fortunes, Harlow

A fantastic opportunity to purchase this well-presented one-bedroom ground floor flat in the popular residential area of The Fortunes, Harlow. Ideal for first-time buyers, young professionals, or investors seeking a low-maintenance home in a convenient location.



- Accommodation Overview –

Lounge

Window to front aspect, laminate floor and radiator.

Kitchen

Fitted wall and base units with work surfaces over, sink with drainer unit, integrated oven, hob and cooker hood. Space for fridge/freezer and plumbing for washing machine.

Bedroom

Window to front aspect, carpet and radiator.

Bathroom

Bath with mixer tap, wc, pedestal wash basin, radiator and partly tiled.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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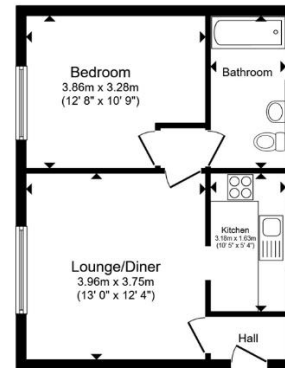
- One bedroom
- Ground floor position
- Chain free
- Ideal first time buy or investment
- Access to town centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 866.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Nov 1986. 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 41.2 m² (444 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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£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO105223 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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