



Hobbs Cross Road, Harlow, CM17

BUTLER & STAG



**Guide Price £240,000-£250,000. Occupying a prime position within the heart of Old Harlow, this stunning one bedroom ground floor apartment offers any potential buyer a turn key opportunity within walking distance to the towns shops, restaurants, bars & Harlow Mill Station.**



## Leasehold

- Ground Floor One Bedroom Apartment
- Open Plan Lounge/Kitchen
- 148 Years Lease Remaining
- 8 Years Remaining On NHBC Warranty
- Stunning Throughout
- Allocated Parking
- Video Entry System
- Chain Free

Upon entering through the security video phone entry system, the apartment itself has been finished to exacting standards throughout offering an open plan kitchen/living area with designer plank classic collection Woodstrip flooring running throughout, fully fitted kitchen with light grey high gloss units incorporating soft close doors/draws, white quartz worktop with fully integrated Caple single over, ceramic hob & extractor, fridge/freezer, dishwasher plus washer/dryer then completes the kitchen. The living space is then complete with the main bedroom, three piece bathroom & three priceless storage cupboards.

Externally, the apartment has allocated parking for one space.

The property is set within easy access to Harlow Mill Train Station which offers direct links to London Liverpool Street within 38 minutes. St Nicholas private school also stands only several minutes walk away. Old Harlow town offers a vast amount of shops, restaurants, bars & pubs within easy access of Hobbs Cross Road.

Chain Free.

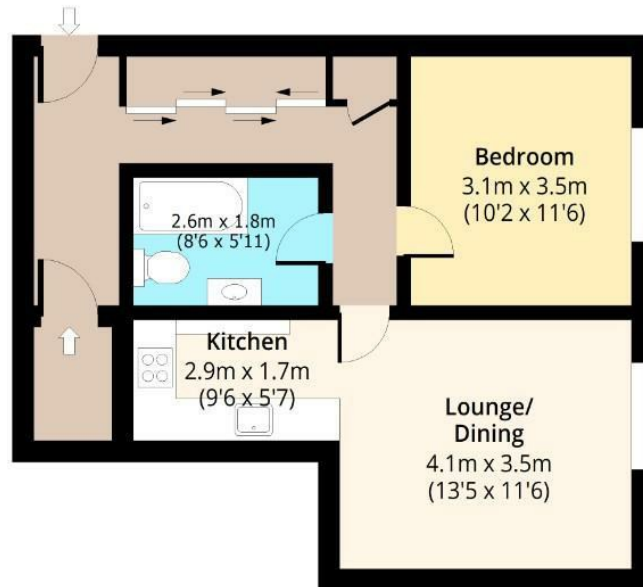




# Churchgate Court, CM17

## Ground Floor

Approx. 52.77 Sq. meters (568 Sq. feet)



Total area: approx. 52.77 Sq. meters (568 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

# BUTLER & STAG

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.