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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Alexandra Road, Harlow, CM17 9NU
By Auction £215,000

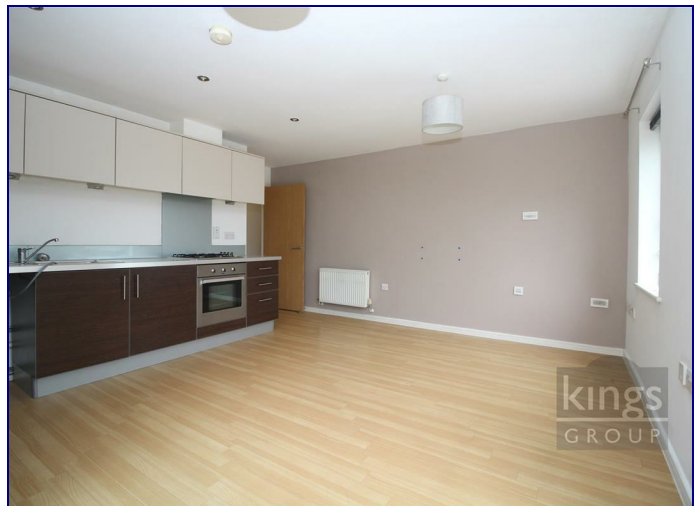
Being sold via Secure Sale online bidding. Terms & Conditions apply. ** Starting Bid £215,000 **
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated on Alexandra Road within the highly acclaimed Newhall Development, THIS TWO BEDROOM FIRST FLOOR APARTMENT offers modern living in a prime location being offered for sale on a CHAIN FREE basis and with a TENANT IN SITU currently achieving £1400 per month.

The accommodation comprises an inviting entrance hall leading to a spacious open-plan lounge, kitchen and dining area, with the kitchen fitted with a stylish range of wall and base units. The apartment also benefits from one allocated parking space.

Both bedrooms are generous doubles, with the master featuring built-in wardrobes for added convenience. A well-presented family bathroom, fitted with a modern three-piece suite, serves the property. Perfectly positioned for daily amenities, the home is within easy reach of local shops, schools and leisure facilities, while excellent transport links via the M11 and M25 connect to Stansted Airport, London and Cambridge.

Please note there is an annual service charge of £2774, an annual ground rent of £325, and an annual estate charge of £360.



Lounge/Kitchen
15'4 x 13'4 (4.67m x 4.06m)

Lounge : Double glazed windows to the front aspect, single radiator, laminate flooring, phone point, TV aerial point, power points.

Kitchen: Laminate flooring, a range of wall and base units with flat top work surfaces, integrated cooker, gas hob, electric oven, integrated extractor fan, double drainer unit, integrated fridge freezer, plumbing for washing machine, power points, spotlights.

Bedroom One
15'8 x 10'2 (4.78m x 3.10m)

Double glazed windows to front aspect, single radiator, carpeted flooring, fitted wardrobes, TV aerial point, powerpoints.

Bedroom Two
11'5 x 6'10 (3.48m x 2.08m)

Double glazed windows side aspect, single radiator, carpeted flooring, TV aerial point, power points.

Family Bathroom
6'5 x 6'5 (1.96m x 1.96m)
Heated towel rail, laminate flooring, panel enclosed bath with mixer tap and shower attached, wash basin with pedestal taps, low level w.c, tiled walls.

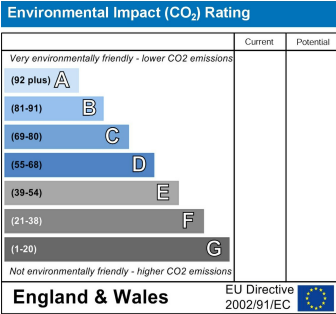
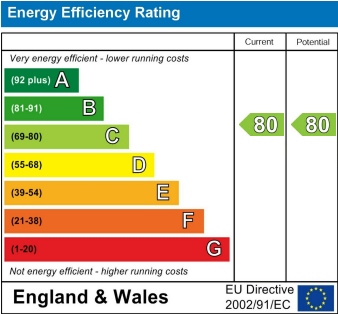
Schools/Transport Links

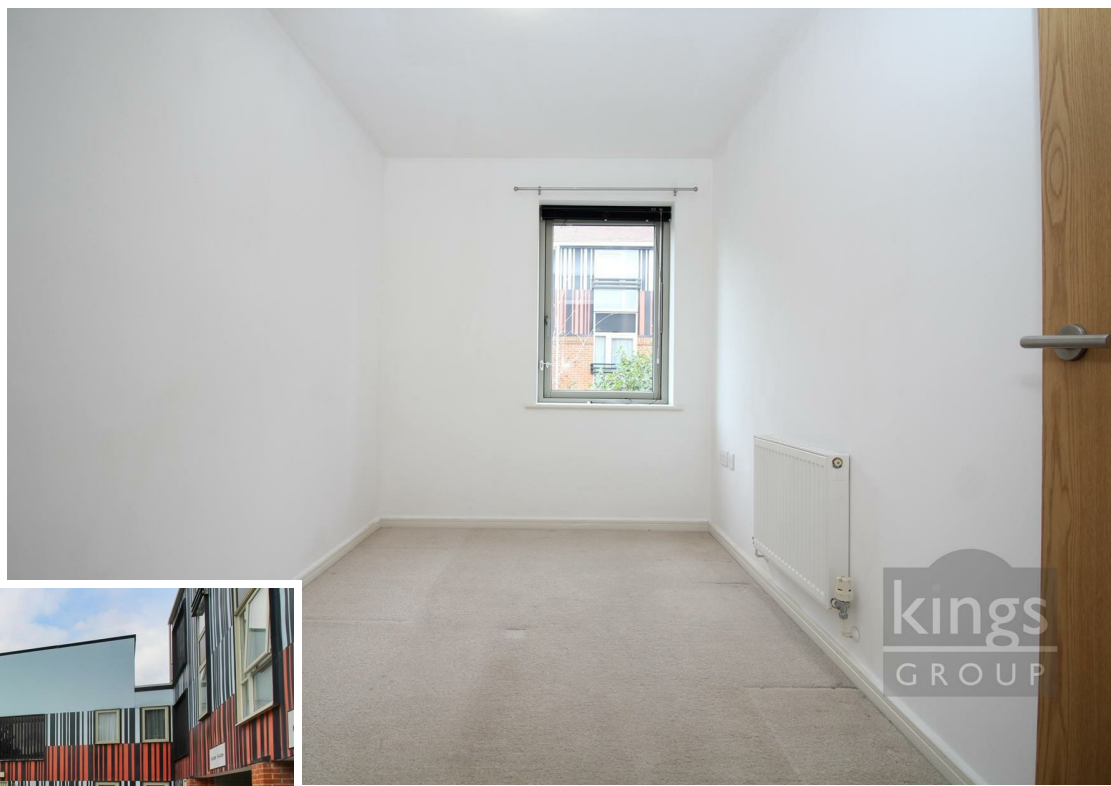
Primary Schools:
Newhall Primary Academy (0.3 miles), Church Langley Community Primary School (0.43 miles)
Secondary Schools:
Mark Hall Academy (0.38 miles), St Nicholas School (0.88 miles)
Train stations:
Harlow Mill Rail Station (1.11 miles), Harlow Town Rail Station (1.8 miles)
Motorways:
M11 J7 (2.17 miles), M11 J7A (1.59 miles)

Additional Information
Flood Risk: Rivers & Seas: Very Low Surface Water: Very Low
Build: Standard Construction - Brick and Tile
Tenure: Leasehold
Lease Remaining: 230 Years
Service Charge: £2774 per annum
Ground Rent: £325 per annum
Estate Charge: £360 per annum
Parking: One allocated parking space

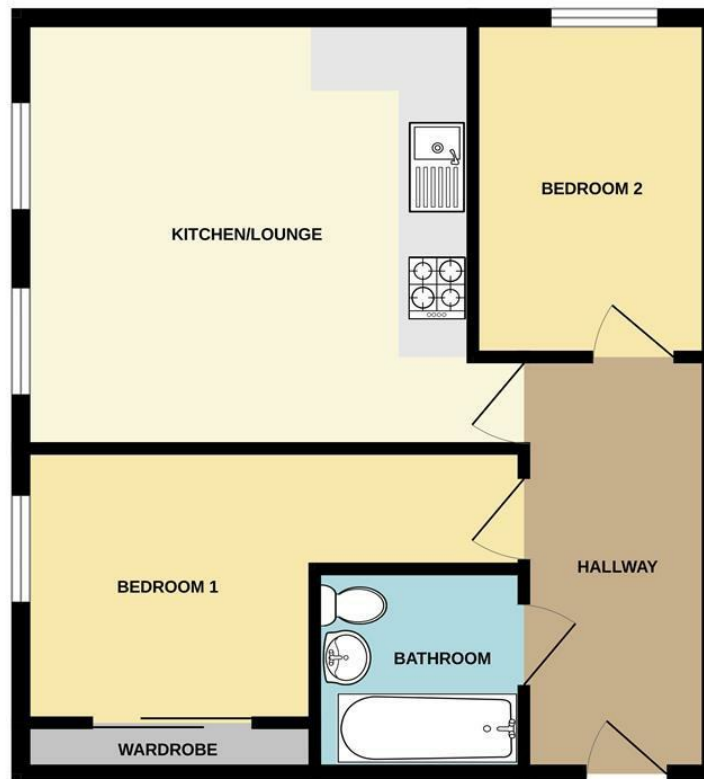
Secure Sale Online Bidding
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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