

Potter Street, CM17 9AL
Harlow





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** Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000 **

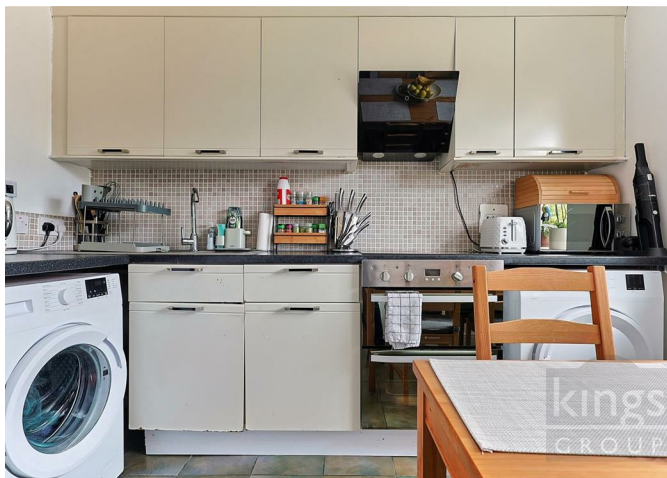
Kings Group are delighted to offer for sale, this CHAIN FREE ONE BEDROOM APARTMENT, ideally located on the SECOND FLOOR of a well-maintained block with LIFT ACCESS, situated in the sought-after Potters Street area. The development benefits from a communal car park providing ample parking for multiple vehicles and is conveniently positioned close to local shops, schools, and amenities, making it an ideal choice for both owner-occupiers and investors alike.

The property boasts an inviting entrance hall with ample storage cupboards, leading into a bright and spacious lounge that offers a welcoming and comfortable living space. The kitchen/diner is fitted with a range of wall and base units, providing plenty of storage and worktop space. The generous master bedroom offers a relaxing retreat, while the family bathroom features a modern three-piece suite, completing this well-presented home.

With a service charge of £2,386.68 per annum, which includes a ground rent of £20, this property represents a fantastic opportunity for first-time buyers looking to step onto the property ladder or buy-to-let investors seeking a strong rental prospect.

Being offered chain free, this home allows for a smooth and hassle-free purchase. Viewing is highly advised to fully appreciate the size, layout, and potential of this desirable property.

Auction Guide £110,000



- **IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE**
- **BEING SOLD ON A CHAIN FREE BASIS**
- **COMMUNAL PARKING AREA**
- **LIFT ACCESS AVAILABLE**
- **VIEWING IS HIGHLY ADVISED**

Secure Sale Online Bidding (Please Read)

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'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

Additional Auctioneer Comments (Please Read)

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.

Property Information

Build: Assumed to be an insitu concrete frame. Brick cladding at ground floor level. Areas above ground floor level have been overclad

with an external wall insulation system finished with an exposed aggregate render..

Flood Risk: Rivers & Seas - Very Low, Surface Water -

Tenure: Leasehold

Lease Remaining: 88 Years

Service Charge: £ 2,386.68 Per Annum

Ground Rent : £20 Per Annum (Included within the Service Charge)

Parking: Communal car park (Free for all parking)

- **BEING SOLD VIA 'SECURE SALE'**
- **ONE BEDROOM SECOND FLOOR APARTMENT**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER OR AN INVESTOR**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**
- **EXCELLENT STORAGE OPTIONS**

Entrance Hall

Laminate Flooring, Storage cupboards, airing cupboard with 140 litre water tank, power points,

Lounge 14'55 x 9'70 (4.27m x 2.74m)

Double glazed windows to the front aspect, textured ceiling, laminate flooring, electric heaters, power points.

Kitchen/Diner 8'68 x 9'22 (2.44m x 2.74m)

Double glazed windows to the front aspect, electric heater, tiled flooring, tiled splash backs, a range of wall and base units with roll top worksurfaces, electric oven & hob, extractor fan, drainer unit, space for fridge freezer, plumbing for washing machine, power points.

Bedroom One 11'40 x 10'52 (3.35m x 3.05m)

Double glazed windows to the side aspect, textured ceiling, electric heater, laminate flooring, power points.

Family Bathroom 6'46 x 5'52 (1.83m x 1.52m)

Part tiled walls, electric heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap, low level W.C, power points.

Schools/ Transport Links

Primary Schools:

Potter Street Academy (0.15 miles), Henry Moore Primary School (0.54 miles)

Secondary Schools:

Passmores Academy (0.36 miles), Mark Hall Academy (1.45 miles)

Train stations:

Harlow Mill Rail Station (2.21 miles) Harlow Town Rail Station (2.23 miles)

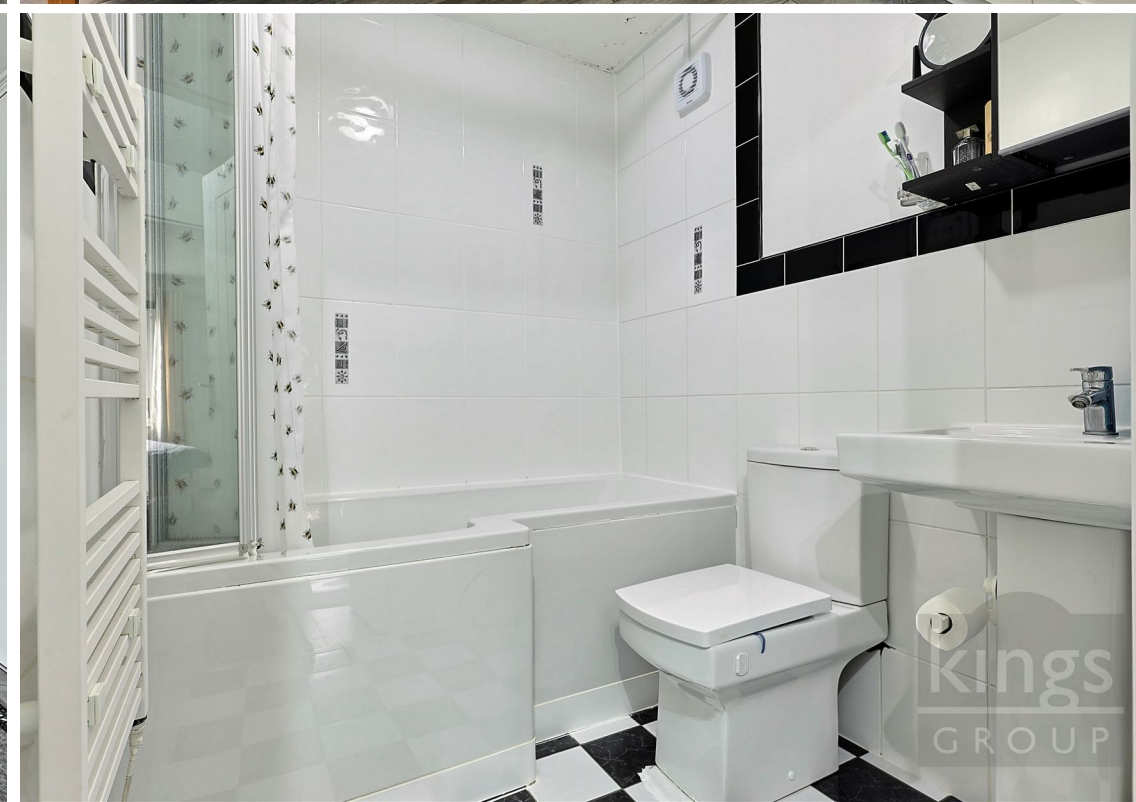
Motorways:

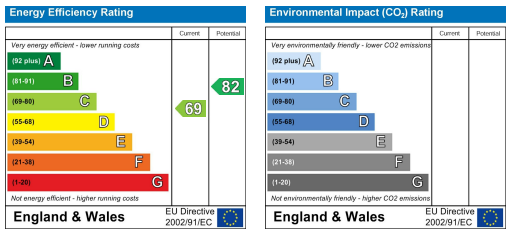
M11 J7 (1.09 miles), M11 J7A (2.41 miles)



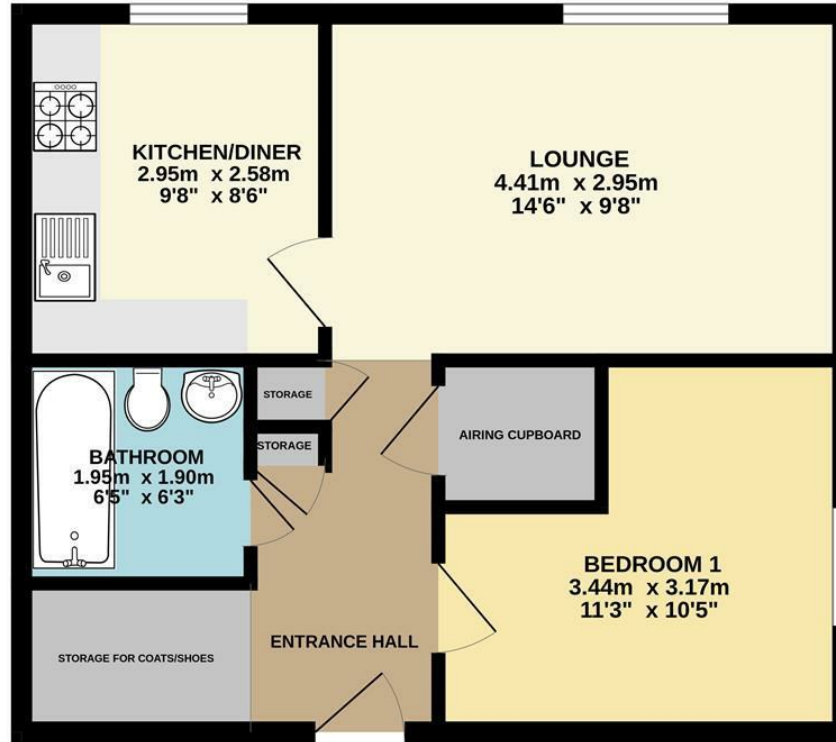








SECOND FLOOR
42.8 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 42.8 sq.m. (460 sq.ft.) approx.
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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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