



Sherwood House, CM18 6NW
Harlow





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GROUP

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Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid
£170,000

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.

**** KINGS GROUP HARLOW ARE PLEASED TO OFFER THIS SPACIOUS TWO
BEDROOM SECOND FLOOR FLAT IN SHERWOOD HOUSE, BUSH FAIR, HARLOW

Welcome to Sherwood House, a spacious two-bedroom flat located in the vibrant area of
Bush Fair, Harlow. This property is situated above a shopping centre, providing you with
convenient access to a variety of shops and amenities right at your doorstep.

As you enter the flat, you will find a generous reception room that offers ample space for
relaxation and entertaining. The two double bedrooms are well-proportioned, making them
ideal for families or individuals seeking extra room for guests or a home office. The flat
features a separate toilet and bathroom, ensuring practicality for daily living.

While the property is in need of refurbishment throughout, it presents a wonderful
opportunity for those looking to personalise their living space and add their own touch. With
a little imagination and effort, this flat can be transformed into a stylish and comfortable
home.

One of the key advantages of this location is the easy access to transport links, making
commuting a breeze. Additionally, the property falls within the catchment area of sought-
after schools, making it an excellent choice for families with children.

To avoid disappointment please call us today on 01279 433 033 to arrange your viewing.

By Auction £160,000



- BEING SOLD VIA SECURE SALE. TERMS AND CONDITIONS APPLY. STARTING OFFERS £170,000
- SEPERATE TOILET AND BATHROOM
- ABOVE BUSH FAIR SHOPPING CENTRE
- IN NEED OF REFURBISHMENT THROUGHOUT
- LEASE REMAINING - 84 YEARS

Entrance Hallway

Laminate flooring, storage cupboard housing electric metres

Lounge/Diner 16'11 x 15'52 (5.16m x 4.57m)

Double glazed bay window to rear aspect, double glazed window to side aspect, laminate flooring, TV aerial point, phone point, power points, single radiator

Kitchen 12'97 x 7'68 (3.66m x 2.13m)

Double glazed window to rear aspect, laminate flooring, a range of base and wall units, space for fridge/freezer, space for cooker, plumbing for washing machine, serving hatch, power points

Bedroom One 16'08 x 11'42 (5.08m x 3.35m)

Double glazed window to front aspect, laminate flooring, single radiator, power points

Bedroom Two 12'82 x 10'92 (3.66m x 3.05m)

Double glazed window to side aspect, single radiator, laminate flooring, power points

Family Bathroom 8'15 x 5'3 (2.44m x 1.60m)

Laminate flooring, heated towel rail, tiled splash backs, panel enclosed bath with shower over bath, wash basin with vanity under unit, textured ceiling

W.C.

Laminate flooring, low level flush W.C.

External

Ample street parking, deck access

Tenure - Leasehold

Construction Type - Brick Built, deck access

Lease Remaining - 84 Years

Service Charge - £1086 PA

- TWO BEDROOM SPACIOUS APARTMENT

- GOOD SIZED KITCHEN

- EASY ACCESS TO ALL LOCAL AMENITIES

- WITHIN CATCHMENT AREA OF GOOD SCHOOLS

- SERVICE CHARGE AND GROUND RENT - £1096 PA

Ground Rent - £10 PA

Council Tax Band - B

EPC Rating - C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SECOND FLOOR
76.3 sq.m. (821 sq.ft.) approx.



TOTAL FLOOR AREA : 76.3 sq.m. (821 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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