



Sherwood House, CM18 6NW  
Harlow

**kings**  
GROUP



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# Sherwood House, CM18 6NW

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.

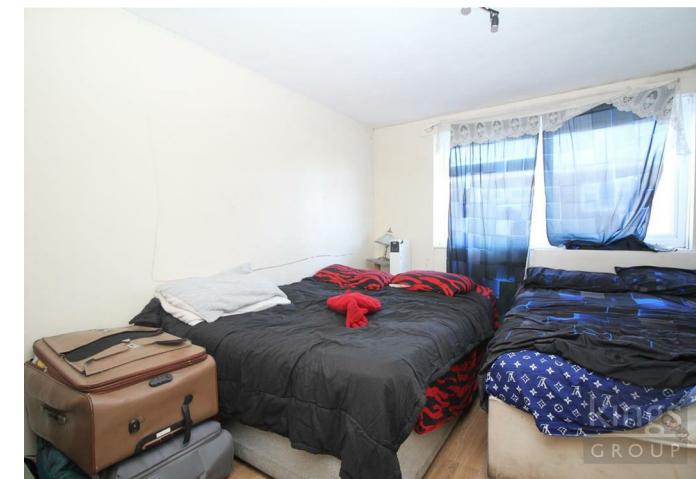
\*\* KINGS GROUP HARLOW ARE PLEASED TO OFFER THIS SPACIOUS TWO BEDROOM SECOND FLOOR FLAT IN SHERWOOD HOUSE, BUSH FAIR, HARLOW \*\*

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 £170,000



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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 floor plan, 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.  
Made with Metrix 52000



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.