



17 Turvin Crescent, Gilston, Harlow,  
Hertfordshire, CM20 2FW

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Offers over: £385,000  
Leasehold



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Estate and Letting Agents

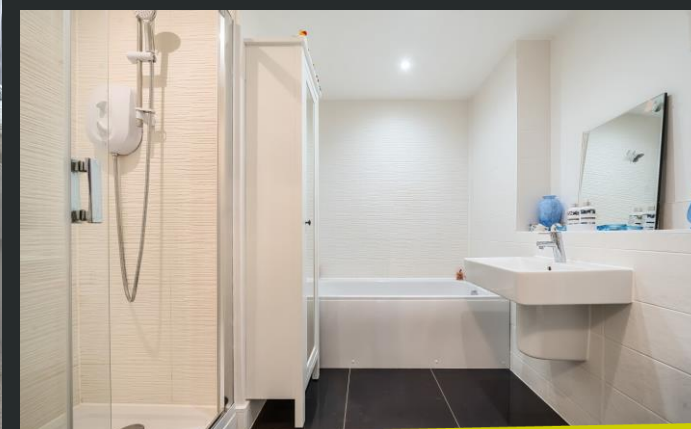


A beautifully presented, two bedroom, first floor luxury apartment, situated on the popular Terlings Park development which is within an easy walking distance of Harlow Town train station.

The property offers an entrance hall, good sized lounge, open plan kitchen/dining room, balcony, two double bedrooms (en-suite shower room accessed from principal bedroom) and a family bathroom. Outside offers allocated parking for two cars, two garages and access to pretty communal grounds.

There are 243 years remaining on the lease, service charge is £2,179 per annum and the ground rent is approximately £350 per annum. Offered chain free.

Council Tax Band C. EPC Rating B.



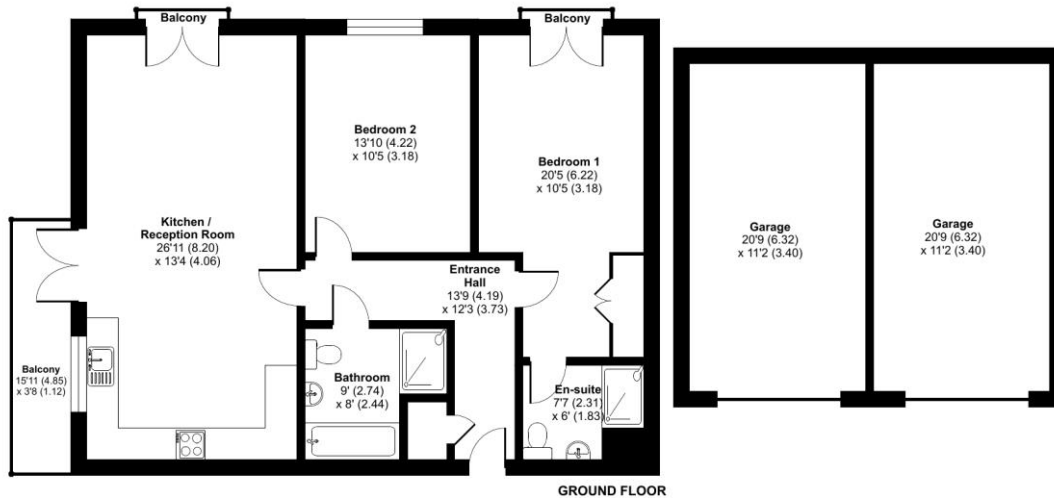
2 Bedroom First Floor Apartment  
2 Bath/Shower Rooms  
Large Lounge  
Modern Kitchen & Dining Room  
Balcony  
2 Garages and 2 Parking Spaces  
Potential Rental Income £1350 PCM  
Potential to be Chain Free  
Council Tax Band C  
EPC Rating B

#### ADDITIONAL INFORMATION

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

## Turvin Crescent, Gilston, Harlow, CM20

Approximate Area = 954 sq ft / 88.6 sq m  
Outbuilding = 475 sq ft / 44.1 sq m  
Total = 1429 sq ft / 132.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richscom 2023. Produced for Intercounty Estate Agents. REF: 1041052



**Entrance Hall** 13'9" x 12'3" (4.2m x 3.73m)

**Kitchen/Reception Room**

26'11" x 13'4" (8.2m x 4.06m)

**Balcony** 15'11" x 3'8" (4.85m x 1.12m)

**Bedroom 1** 20'5" x 10'5" (6.22m x 3.18m)

**Ensuite** 7'7" x 6' (2.3m x 1.83m)

**Bedroom 2** 13'10" x 10'5" (4.22m x 3.18m)

**Bathroom** 9' x 8' (2.74m x 2.44m)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

1 Bell Street, Sawbridgeworth, Hertfordshire, CM21 9AR

T: 01279 600333 | W: [www.intercounty.co.uk](http://www.intercounty.co.uk)

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