

3 Lark Lane, Harlow, Essex, CM17 0GU

Asking Price: £230,000  
Leasehold

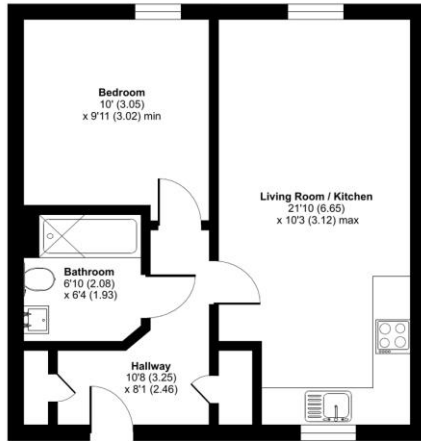


**Intercounty**  
Estate and Letting Agents

## Lark Lane, CM17

Approximate Area = 455 sq ft / 42.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclwcom 2024. Produced for Intercountry Estate Agents. REF: 1110172



Intercountry are delighted to offer for sale this beautiful, spacious, one bedroom flat situated in the ever-popular development that is Gilden Park. This location is just a short walk away from Churchgate Street and Old Harlow which are home to local shops, pubs and schools. The new M11 junction and Harlow Mill train station are also in close proximity, offering access to great transport links.

The property comprises of an entrance hall, ample storage, a family bathroom, a spacious bedroom and a living room/kitchen, white good are included.

A further benefit is that of the allocated parking and space in a secure bike shed. EPC Rating B Council Tax Band B. Potential Rental Income £1100 PCM.

The property is leasehold with 121 years remaining on the lease. The annual service charge is £1808 and ground rent is £175 per annum.

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.

**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 Intercountry.

**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

The George, Station Road, Old Harlow, Essex, CM17 0AN

T: 01279 639666 | W: [www.intercountry.co.uk](http://www.intercountry.co.uk)

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