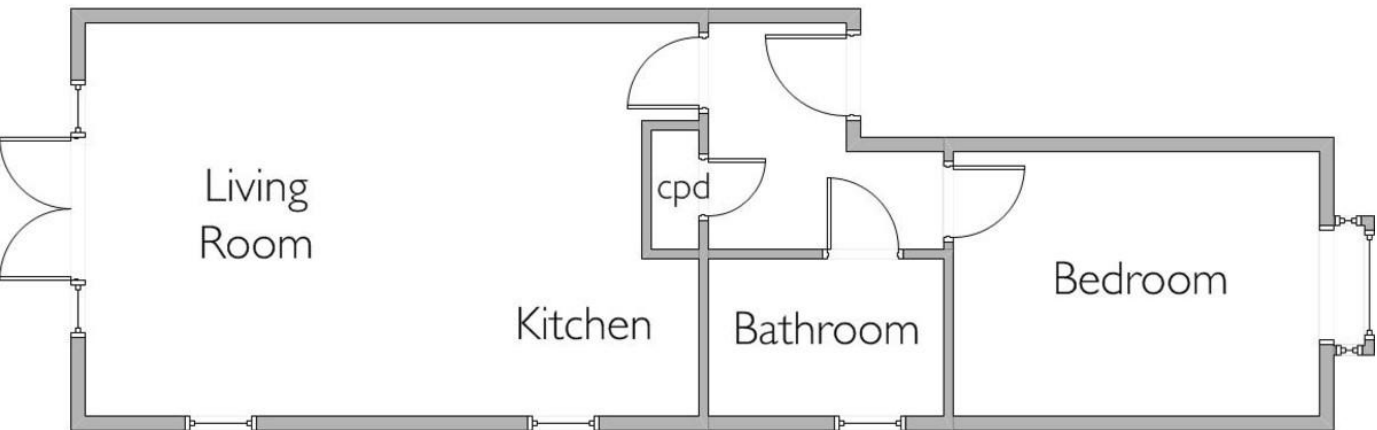


Gross Internal Floor Area: Approximately 528 sq.ft. / 49 sq.m

Floorplan drawn by Stevenette & Company



FREE MARKET APPRAISAL

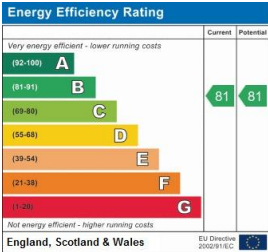
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU  
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 @StevenetteandCo

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



8 Orchard Apartments  
Harlow, CM19 4LW  
Offers in excess of £235,000



- Ground Floor Apartment
- French Doors to Patio
- Gas Central Heating
- uPVC Double Glazing
- Allocated Parking
- Gated Development

Forming part of a select and gated development of just ten apartments, this 1-bedroom ground floor flat is situated in a lovely secluded site with its own doors to a patio and areas of lawn with mature trees. The flat is superbly-presented throughout and offers light, crisp and bright accommodation including a well-fitted kitchen with integral appliances. Orchard Apartments are located just off Linford End - a characterful lane within moments' walk of local amenities.

## GROUND FLOOR

## COMMUNAL HALL

## ENTRANCE HALL

## OPEN-PLAN LIVING ROOM & KITCHEN

21' 7" x 13' 8" (6.58m x 4.17m)

## BEDROOM

12' 9" x 9' 3" (3.89m x 2.82m)

## BATHROOM

8' 3" x 5' 6" (2.51m x 1.68m)

## EXTERIOR

The development is approached over a wide asphalt driveway which leads to electrically-operated iron gates (controllable via an intercom system) which then opens into a generous area of parking within no. 8 has an allocated space close to the rear doors of the flat. There are a further 4 visitor-spaces, bike store and lovely lawned grounds.

## SERVICES

All mains services are understood to be connected. No services or installations have been tested.

## TENURE & SERVICE CHARGES

The property is understood to be leasehold with a 105 year lease commencing 1st January 2014.

An annual ground rent of £250 is payable and an annual service charge in the region of £977 payable in respect of maintenance and cleaning of the grounds and communal areas, buildings insurance, buildings management and electricity to the gate and other communal lighting.

## BROADBAND

The property stands in a location where it is understood Fibre Optic Broadband is available.

## COUNCIL TAX

Council Tax is payable to Harlow District Council. The property is shown in Council Tax band B



Viewing is available strictly by appointment  
with Stevenette and Company LLP  
01992 563090

