



## Bush Fair, Harlow, CM18 6NW

### Asking Price £150,000



Cole Harding is delighted to offer this one bedroom ground floor flat. The property consists of one large double bedroom, large double aspect lounge, fitted kitchen and bathroom, the property also offers four Storage cupboards ,

The property is also a two minute walk from the heart of Bush fair with its shops and all its amenities, The M11 is a five minute drive away as well as the town center. The 420 bus runs past Sherwood House which goes to Epping central station.

Lease 86 years

Service charge: 105 pounds per month

Ground rent: 10 pounds per annum

Currently rented for £850 pcm gurenteed rent

Sold on a chain free basis with a tenant in situ

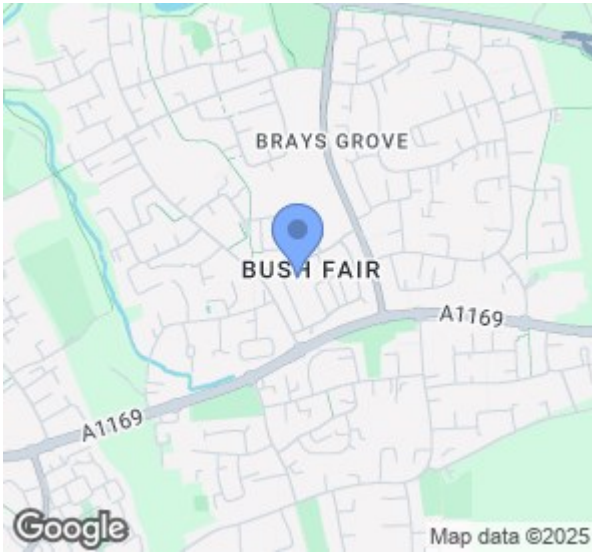
Should you wish to extend the lease this would cost approx £5000 which includes the legal fees.

- Raised ground floor apartment
- Large living room
- Fitted kitchen
- Bath
- Bedroom with build in wardrobe
- Double glaze windows
- Lots of storage
- Chain Free
- Major works already done
- Tenant paying £850 pcm

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444





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		



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