



# Hornbeams, Harlow

2 bedroom flat for sale

Offers Over £200,000 Leasehold

## Description

Jukes Estate Agents Harlow are delighted to bring to market this large 2 bedroom first floor flat in The Hornbeams, Harlow.

The Hornbeams is ideally located close to all the main amenities.

Harlow Town Train Station is just 0.3 miles away

Princess Alexandra Hospital is just 0.4 miles away

Harlow Town Centre is just 0.6 miles away

Pembury Academy (Ofsted rated good) is just 0.14 miles away

Hare St primary & nursery (Ofsted rated outstanding) is just 0.65 miles away

Air quality rating is 2 where 1 is best & 10 is the worse

The property itself is ex local authority. This is good news on 2 counts. 1. It was built to a high standard & 2. It is larger than newer privately built ones.

The Lounge / Diner is a large size of well over 20 sq m.

There are two windows overlooking the front and side of the property that allows plenty of natural light.

There is a small service hatch by the dining area into the kitchen.

The Kitchen is a reasonable size with a large window overlooking the side of the property. New owners may very well want to put a new kitchen in at some stage although the current one is still very usable.

Much the same could be said for the family bathroom which is a decent size and consists of bathtub, WC & wash basin.

This property has two large double bedrooms with lots of potential to make these rooms into something wonderful!



Indeed, bedroom 1 is well over 15 sq m. and bedroom 2 is almost 11 sq m.

If you are looking for a starter property or a property close to either the Station, Hospital or town centre then this may very well be the ideal property for you.

Please note there is a £2,000 +vat reservation fee payable to secure this property and to take it off the market. This is payable in addition to the purchase price, as our vendors have opted for our sell-for-free option and this should be considered when making an offer.

Harlow is a great place to live

So, what is Harlow like?

Your Perfect Destination for a Vibrant Lifestyle

Are you in search of a place that blends the tranquility of nature with the excitement of modern living? Look no further than Harlow!

Nestled in the heart of Essex, Harlow is a dynamic town that offers a harmonious fusion of history, community spirit, and contemporary amenities. Whether you are a young professional, a growing family, or a retiree looking for an idyllic spot to settle down, Harlow caters to all with its diverse range of attractions and amenities.

A Rich Tapestry of History and Culture

Harlow boasts a rich history that dates back to the medieval times, with roots in agriculture and market trading. However, it was in the post-World War II era that Harlow transformed into the thriving town it is today, with planned developments that incorporate green spaces, modern architecture, and a vision of urban living in harmony with nature.

The town's cultural scene is vibrant and ever-evolving, with numerous art galleries, theaters, and live music venues adding to the creative spirit. The Harlow Playhouse, a prominent cultural hub, regularly hosts theatrical performances, comedy shows, and musical

concerts, providing residents with ample opportunities to indulge in the arts.

### A Haven for Nature Enthusiasts

For nature lovers, Harlow is an absolute delight. The town is blessed with a plethora of green spaces, parks, and nature reserves that offer an escape from the hustle and bustle of daily life. The expansive Harlow Town Park, with its picturesque lakes and landscaped gardens, is a popular destination for family outings and picnics. The Gibberd Garden, designed by the town's master architect, provides a serene haven with its unique combination of formal and natural landscapes.

### Modern Amenities and Retail Therapy

Harlow's contemporary amenities are second to none, ensuring that residents' every need is catered to. The Harvey Centre and The Water Gardens serve as the primary shopping destinations, housing an impressive array of high-street retailers, boutique stores, and dining options. Additionally, the town centre is home to a variety of cafes, restaurants, and pubs, making it an ideal spot for socializing and unwinding.

### Education and Connectivity

Families will find Harlow to be an excellent place for raising children, thanks to its outstanding schools and educational facilities. From nurseries to primary and secondary schools, the town offers a range of choices to ensure your children receive quality education.

Furthermore, Harlow benefits from excellent transport links, making it an ideal location for commuters. The town's train station connects to London Liverpool Street in just under 35 minutes, making it a popular choice for those working in the city but seeking a more affordable and relaxed lifestyle.

## Property in Harlow

Harlow's property market offers a diverse range of options, from contemporary apartments to spacious family homes. Whether you seek a quiet retreat overlooking lush greenery or a home in the heart of the town's bustling center, there is something to suit every taste and budget.

So, if you're ready to embrace a lifestyle that seamlessly blends history, nature, and modernity, look no further than Harlow. Come and discover the unique charm of this town - your perfect destination for a vibrant and fulfilling life.

Tenure: Leasehold (91 years)

Ground Rent: £10 per year

Service Charge: £40 per month

### **Tenure**

Leasehold

GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.



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