

Cambridge Road, Harlow

2 Bedroom Flat/Apartment

Intercounty







Riverside Court is a stunning location which overlooks the River Stort. This ground floor apartment has the benefit of picturesque views of the canal boats and wildlife and is only a stone's throw from Harlow Mill Station.

The property offers an entrance hall, lounge with sliding doors leading onto a patios area which is adjacent to the river, modern style fitted kitchen, two good size bedrooms and a shower room.

Council Tax Band C. EPC Rating D.

Offers in Excess of
£260,000

Outside benefits from communal gardens, a BBQ area and an allocated parking space along with visitors parking. The property is accessed via electric security gates.

There are 92 years remaining on the lease.
The service charge is £1200 per annum.
The ground rent is £100 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.

Additional Information.

The New Town of Harlow is the world's first Sculpture Town and provides rail links to London Liverpool Street and proximity to both M11 motorway and Stansted Airport. The town is surrounded by green belt land and offers one of the country's largest urban parks with over 160 acres of green space. Harlow boasts its own hospital, several shopping centres, theatre and leisure facilities plus a good choice of cafes, bars and restaurants.




















Google Reviews ★★★★★

My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.

Tom Ritchie

intercounty_

IntercountyEA

Listed by



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Agent's Note / Lease Information

Lease Length – Approx. 92 Years Remaining
Service & Maintenance Charge – Approx. £1200 pa
Ground Rent - Approx. £100 pa

Please Note – the details provided relating to the lease have been supplied by the vendor therefore, Intercounty take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

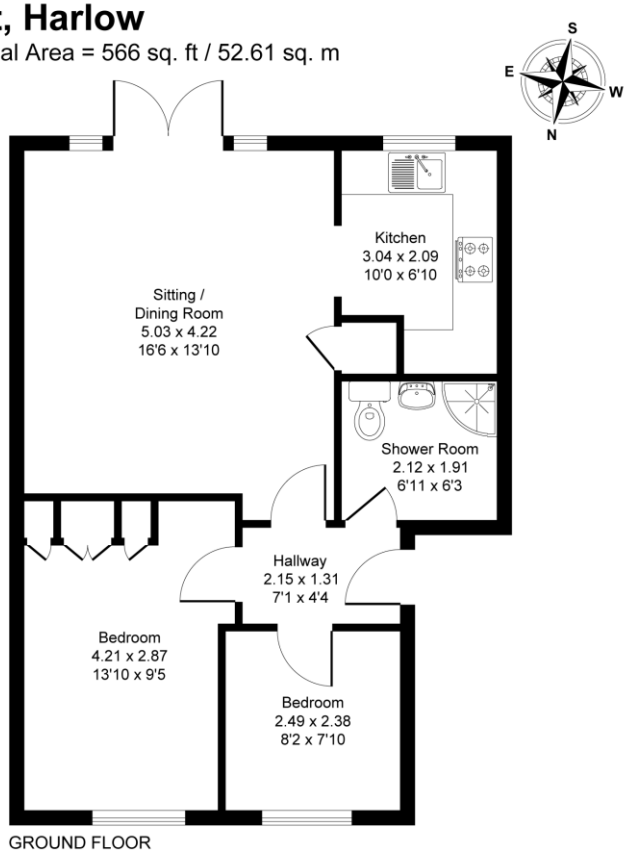
The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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Approximate Gross Internal Area = 566 sq. ft / 52.61 sq. m



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

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Property Details

Beautiful Riverside Location

Two Bedroom Ground Floor Apartment

Modern Style Fitted Kitchen

Allocated Parking Space

Electric Gated Access

Close to Harlow Mill Station

Potential Rental Income £1450 PCM

Council Tax Band C

EPC Rating D

Tenure - Leasehold

Flat 5, Riverside Court, Cambridge Road, Harlow, Essex, CM20 2AD

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at intercounty.co.uk. 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 services. 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. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.